

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**

June 21, 2016

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for “Dolce Vita” located at 1085 94 Street, Lot 10 of Block 13. The developer is proposing to construct a new six (6) Townhome complex. On February 2, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested. Enclosed please find the revised site plan and elevations. (Item #1)

** 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 1085 94 Street.

2. Request for approval for a new multi-family dwelling for “Atlantis” located at 1170 103 Street, Lots 6-7 of Block 5. The developer is proposing to construct a new thirty (30) unit multi family residential complex. On March 1, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested. Enclosed please find the revised site plan and elevations. (Item #2)

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

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

3. Request for approval for a new multi-family dwelling for “Sophie by Alure” located at 1045 92 Street, Lots 13-14 of Block 15. The developers are proposing to construct a twenty-six (26) unit multi-family residential development. The proposed units range from 1,105 to 2,355 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure. The building has 7 stories in height (5 floors of residential over 2 floors of parking / building lobby / common areas @ 65 feet above BFE. The developer will be required to obtain 8 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 8 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1045 92 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

4. Request for approval for a revision for "All Seasons Developers, LLC" located at 1150 100 Street, Lot 7 of Block 8. The developers are proposing to construct a new four (4) Townhouse Residential Complex. On May 3, 2016, the Board reviewed the requested changes but tabled the item as further information was requested prior to taking action. The Developer has made the changes as requested. Enclosed please find the site plan and elevations. (Item #4)

** Staff Review:*

Design meets Town Code and was approved by Michael Miller Planning Associates.

5. Request for approval for a revision for "KAI / Bay Harbor Residences" located at 9940 W. Bay Harbor Drive 16-18 of Block 3. The Developer has requested to modify some of the plans after the initial approval from Planning and Zoning. Several modifications have been requested for PZB re-approval. Enclosed please find the approved and proposed site plan and elevations. (Item #5)

** Staff Review:*

Design meets Town Code and was approved by Michael Miller Planning Associates.

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

June 21, 2016

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for “Dolce Vita” located at 1085 94 Street, Lot 10 of Block 13. The developer is proposing to construct a new six (6) Townhome complex. On February 2, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested. Enclosed please find the revised site plan and elevations. (Item #1)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1085 94 Street.

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.	Site Plan & Elevations	dolcevita6.21.16.pdf
2.	Staff Report	BHI PZB Staff Report Dolce Vita TH June 1 2016.pdf

DOLCE VITA TOWN HOUSES

1085 94TH ST | BAY HARBOR ISLANDS | FLORIDA 33154



PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH ST | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

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MEP ENGINEER:
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PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015
ISSUE DATE: 08-11-2015 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 08-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
COVER SHEET

SCALE:
N.T.S.

SHEET No.:
G-0

itecdesign inc. 2015

OWNER:	ARCHITECT:	STRUCTURE ENGINEER:	CIVIL ENGINEER:	MEP ENGINEER:	LANDSCAPE ARCHITECT:
ARMAN CORP. 45 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134	itecdesign 14850 NW 44TH CT STE. 202 MIAMI FLORIDA 33054 T 305 673 2121 F 305 673 4640 www.itecdesign.net	HAJJAR & ASSOCIATES 45 VALENCIA AVENUE CORAL GABLES FLORIDA 33134 T 305 445 2399 F 305 445 2219	MAURICE E. GREY, PE EB. NO. 3659 P.E. NO. 29404 14345 COMMERCE WAY MIAMI LAKES FLORIDA 33016 T 305 825 3072 F 305 825 3294	MORRIS I. KAUFMANN, PE FL LIC. P.E. NO. 22697 7206 NW 92 TERR. TAMARAC FLORIDA 33321 T 954 933 1251	H.L. MARTIN, LANDSCAPE ARCHITECT PA 5965 SW 38 STREET MIAMI FLORIDA 33155 T 305 790 4372

DOLCE VITA TOWN HOUSES

1085 94TH ST | BAY HARBOR ISLANDS | FLORIDA 33154

LIST OF DRAWINGS:

GENERAL

- G-0 COVER SHEET
- G-1 LIST OF DRAWINGS
- G-2 GENERAL NOTES & ABBREVIATIONS
- G-3 ZONING, SITE PLAN, MAP & LOCATION DIAGRAM
- G-4 SITE CONTEXT IMAGES
- G-5 SURVEY
- G-6 AERIAL VIEW

LANDSCAPE

- LA-1.01 GROUND LEVEL LANDSCAPE PLAN

CIVIL

- C-1 DRAINAGE PLAN
- C-2 WATER AND SEWER PLAN

ARCHITECTURAL

- FLOOR PLANS (1/8"=1'-0")
- A1-1.00 BASEMENT LEVEL FLOOR PLAN
 - A1-1.01 GROUND LEVEL FLOOR PLAN
 - A1-1.02 LEVEL 02 FLOOR PLAN
 - A1-1.03 LEVEL 03 FLOOR PLAN
 - A1-1.04 TERRACE LEVEL FLOOR PLAN

- BUILDING ELEVATIONS (1/16"=1'-0")
- A2-1.01 EAST AND WEST ELEVATIONS
 - A2-1.02 SOUTH AND NORTH ELEVATIONS
 - A2-2.01 BUILDING EXTERIOR COLOR MATERIALS
 - A2-2.02 RENDERING
 - A2-2.03 3D AERIAL RENDERING

- BUILDING SECTIONS (1/16"=1'-0")
- A3-1.01 CROSS SECTIONS
 - A3-1.02 LONGITUDINAL SECTION

- DETAILS
- A4-1.01 DETAILS
 - A4-1.02 DETAILS

PROJECT AND OWNER:
DOLCE VITA TOWN HOUSES
1085 94TH ST | BAY HARBOR ISLANDS | FLORIDA 33154

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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
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REG. NO. FLORIDA AR0017090

SHEET TITLE:
LIST OF DRAWINGS

SCALE:
N.T.S.
SHEET No.:

G-1

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OWNER:	ARCHITECT:	STRUCTURE ENGINEER:	CIVIL ENGINEER:	MEP ENGINEER:	LANDSCAPE ARCHITECT:
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PROPERTY ADDRESS & FOLIO NUMBER:
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154-2304
FOLIO #13-2227-001-2570

LEGAL DESCRIPTION:
BAY HARBOR ISLANDS PB 46-5 LOT 10 BLK13 LOT SIZE 75,000 X 150
OR 193901314 11 2000 4
COC 24195-4659 01 2006 1
OR 24195-4659 0106 00

GOVERNING CODES:
FLORIDA BUILDING CODE 2010
NFPA 101- LIFE SAFETY CODE 2006 EDITION
FLORIDA FIRE PREVENTION CODE 2010
2009 NATIONAL ELECTRICAL CODE
2010 FBC- MECHANICAL
2010 FBC- PLUMBING
2010 FAC

SITE ZONING:
RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT - NON-WATERFRONT)

TOTAL LOT AREA:
11,116 SQ FT = 0.25 ACRES

OPEN SPACE:
OPEN SPACE REQ.: 20% GREEN/OPEN SPACE AT GROUND LEVEL
11,116 SF x 0.20 = 2,223 S.F.
PROVIDED: 2,225 S.F. (20% GREEN AREA)

SETBACK:
FRONT (BAY HARBOR TERR) 30' IN HEIGHT
45' IN HEIGHT
REQUIRED: 20'-0" MIN.
25'-0" MIN.
PROVIDED: 20'-0"
43'-4"

FRONT (94th STREET) 30' IN HEIGHT
45' IN HEIGHT
REQUIRED: 20'-0" MIN.
25'-0" MIN.
PROVIDED: 20'-0"
30'-8"

REAR 30' IN HEIGHT
39' IN HEIGHT
REQUIRED: 10'-0" MIN.
FO: ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30 FT. ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF STRUCTURE ABOVE 30 FT.
PROVIDED: 10'-0"
ADDITIONAL HEIGHT 9'-0"
SETBACK PROPOSED 20'-11"

SIDE 30' IN HEIGHT
39' IN HEIGHT
REQUIRED: 10'-0" MIN.
FO: ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30 FT. ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF STRUCTURE ABOVE 30 FT.
PROVIDED: 10'-0"
ADDITIONAL HEIGHT 9'-0"
SETBACK PROPOSED 8'-0"

FLEX SETBACKS
TO: ALL ENCROACHMENT SHALL NOT EXCEED 1/3 OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. NO ENCROACHMENT INTO THE BASE BUILDING SETBACKS.
WIDTH OF BUILDING IS 45'-0".
MAX. ENCROACHMENT = 15'

SETBACK FOR PARKING:
PRINCIPAL FRONT 10'-0" MIN.
SIDE 5'-0" MIN.
STREET 10'-0" MIN.
REAR 5'-0" MIN.
PROVIDED: 2'-0"
10'-0"
2'-0"
5'-0"

DENSITY:
MAX DENSITY: 34 DWELLING UNITS PER ACRE
34 X 11,116 SF (LOT) / 43,560 S.F. (ACRE) = 34 X 0.26 = 8.84 = 9 UNITS ALLOWABLE
REQUIRED: 1 BEDROOM: 800 S.F.
2 BEDROOM: 1,150 S.F.
3 BEDROOM AND UP: FOR EACH ADDITIONAL BEDROOM ADD 200 S.F. (1,350 S.F.)
25 S.F. OF STORAGE PER UNIT (6x25=150 S.F.)
TYPICAL UNIT (3 BEDROOM) = 2,490 S.F.
6 STORAGE (6x120S.F.) = 720 S.F.

PARKING
PARKING COUNT 2 SPACES/UNIT X 6 UNITS = 12
1 GUEST PARKING SPACE REQ.
PROVIDED: (12) PARKING SPACES
(1) GUEST PARKING SPACE

MAX. BUILDING HEIGHT:
ALLOWED: 65'-0" (FROM BASE FLOOD ELEVATION)
PROVIDED: 39'-0" FROM BFE

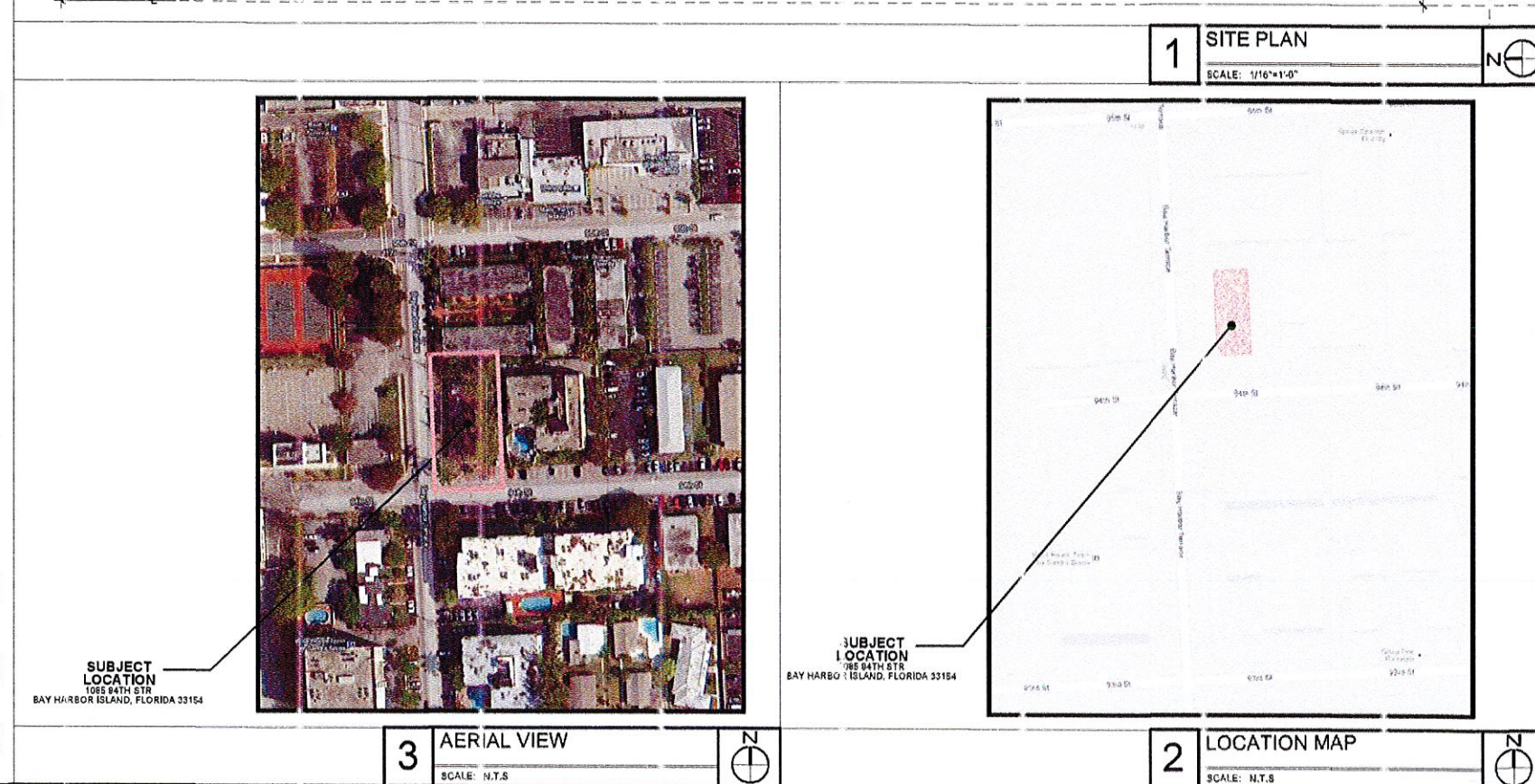
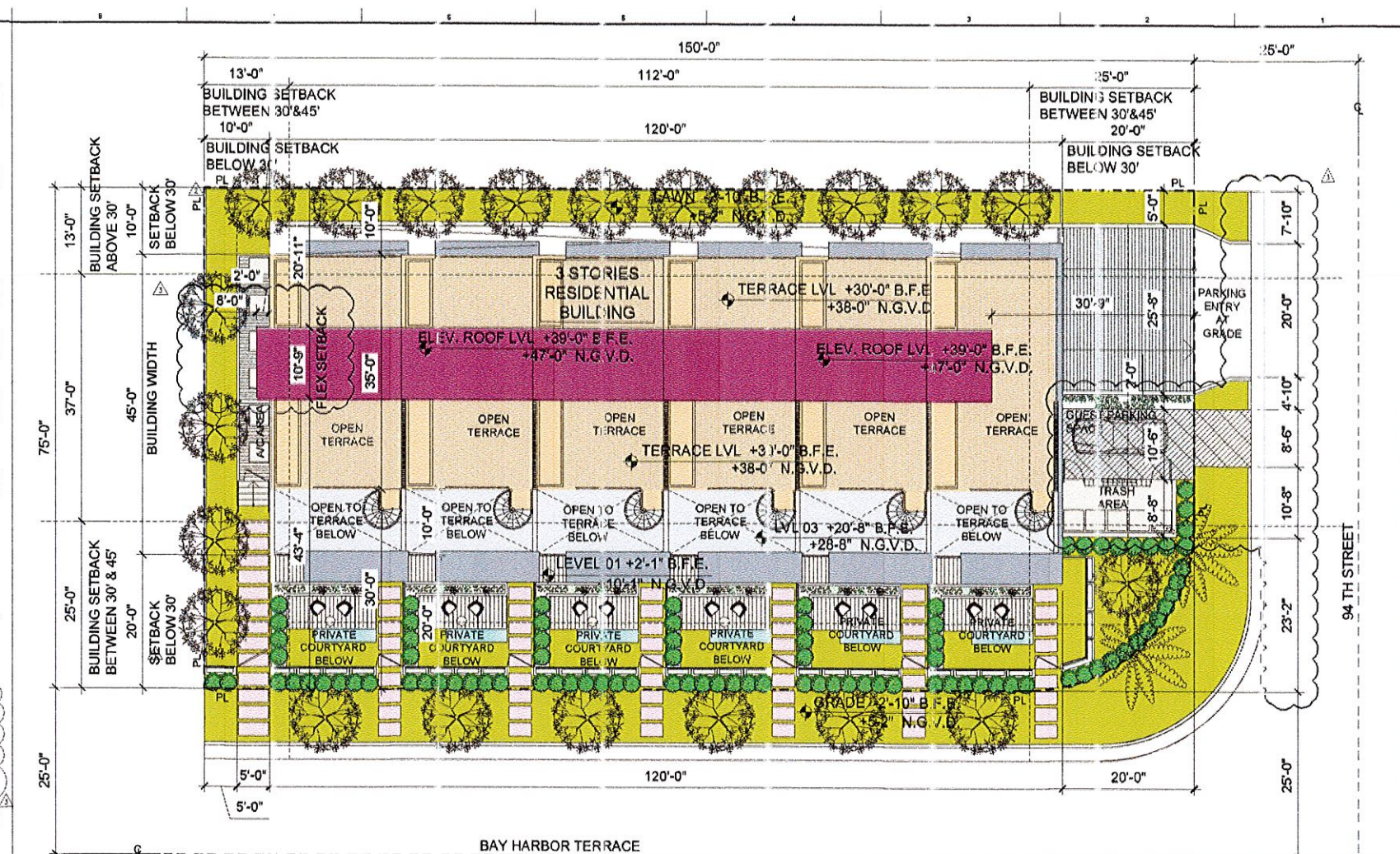
OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP "R" - RM-2

SCOPE OF WORK:
NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT

GROSS BUILDING AREA:
RESIDENTIAL: 14,940 S.F.
PARKING: 2,280 S.F.
STORAGE: 720 S.F.

FLOOD ZONE / BASE FLOOD ELEVATION
FLOOD ZONE= AE
BASE FLOOD ELEVATION= 8'-09" N.G.V.D.

FUTURE LAND USE DESIGNATION
FUTURE LAND USE DESIGNATION = MEDIUM - HIGH DENSITY RESIDENTIAL



PROJECT AND OWNER:
DOLCE VITA TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

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PERMIT SET

ISSUE DATE: 03-08-2016 PROJECT No.: 1308

DRAWN BY: ME/FP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-16

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SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017000

SHEET TITLE:
ZONING, SITE PLAN, MAP & LOCATION DIAGRAM

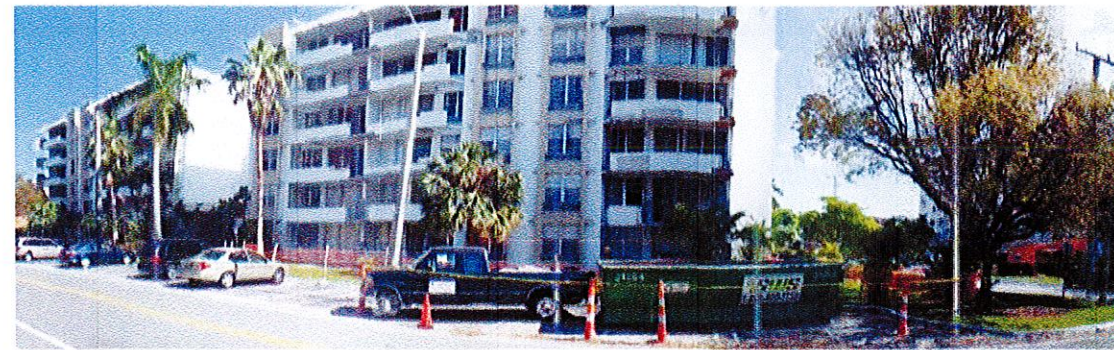
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SHEET No.:

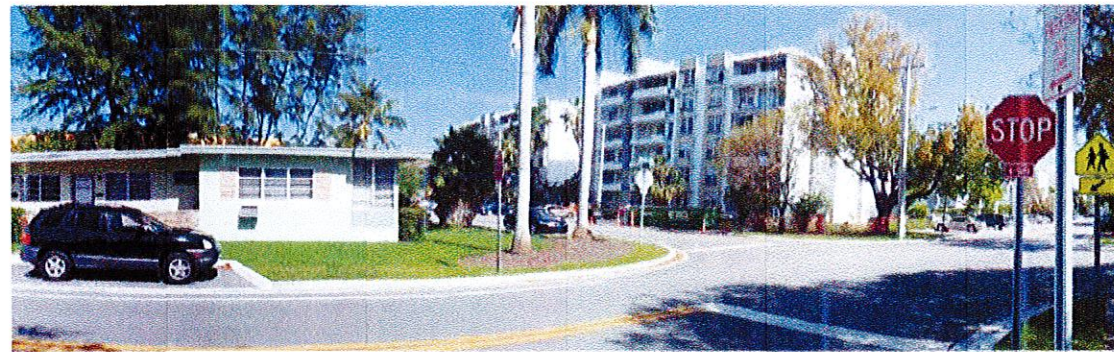
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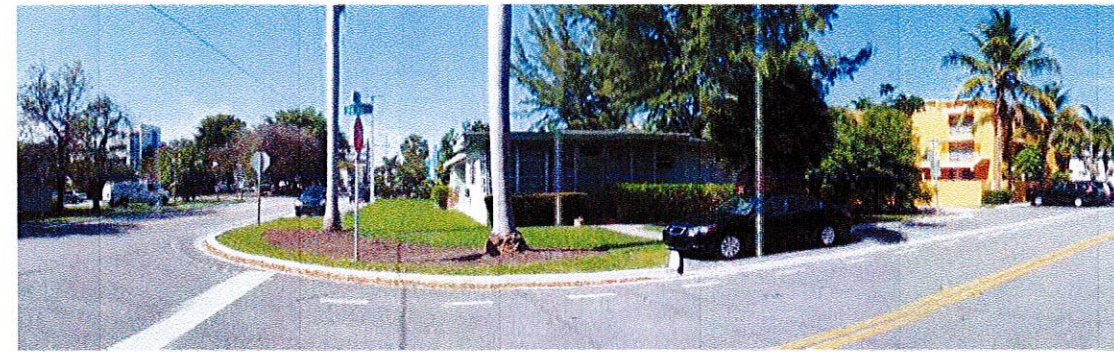
4 VIEW 4
WEST SIDE OF SITE
SCALE: N.T.S.



3 VIEW 3
EAST SIDE OF SITE
SCALE: N.T.S.



5 VIEW 5
LOOK SOUTH
SCALE: N.T.S.



2 VIEW 2
SOUTH SIDE OF SITE
SCALE: N.T.S.

PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 9TH ST | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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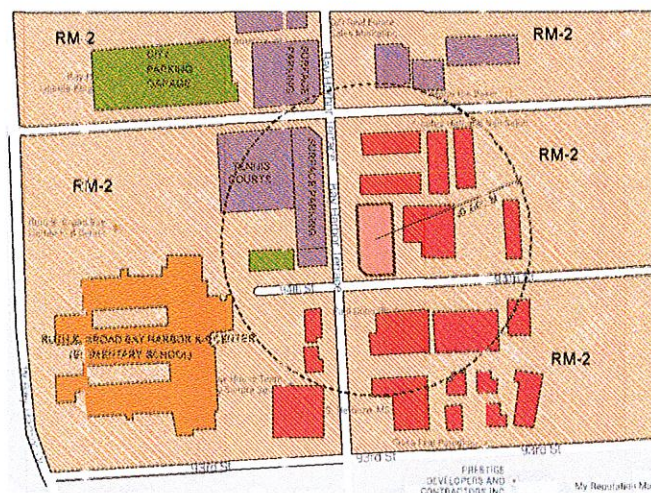
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
SITE CONTEXT IMAGES

SCALE:
N.T.S.
SHEET No.:

G-4

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- PROJECT LOCATION
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- PUBLIC SERVICES
- EDUCATION
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

6 ADJACENT LAND USES
300 Feet Radius
SCALE: N.T.S.



LEGEND:
DIRECTION OF VIEW



SUBJECT LOCATION
1085 9TH STREET, BAY HARBOR ISLANDS
FLORIDA 33151



1 AERIAL MAP
VIEWS LOCATIONS
SCALE: N.T.S.





BAY HARBOR TOWNHOUSES
1085 94TH STREET, BAY HARBOR ISLANDS, FL 33154

PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1305
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
PERSPECTIVE ILLUSTRATION

SCALE:
N.T.S.

SHEET No.:

1 AERIAL VIEW
SCALE: N.T.S.

G-6
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PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

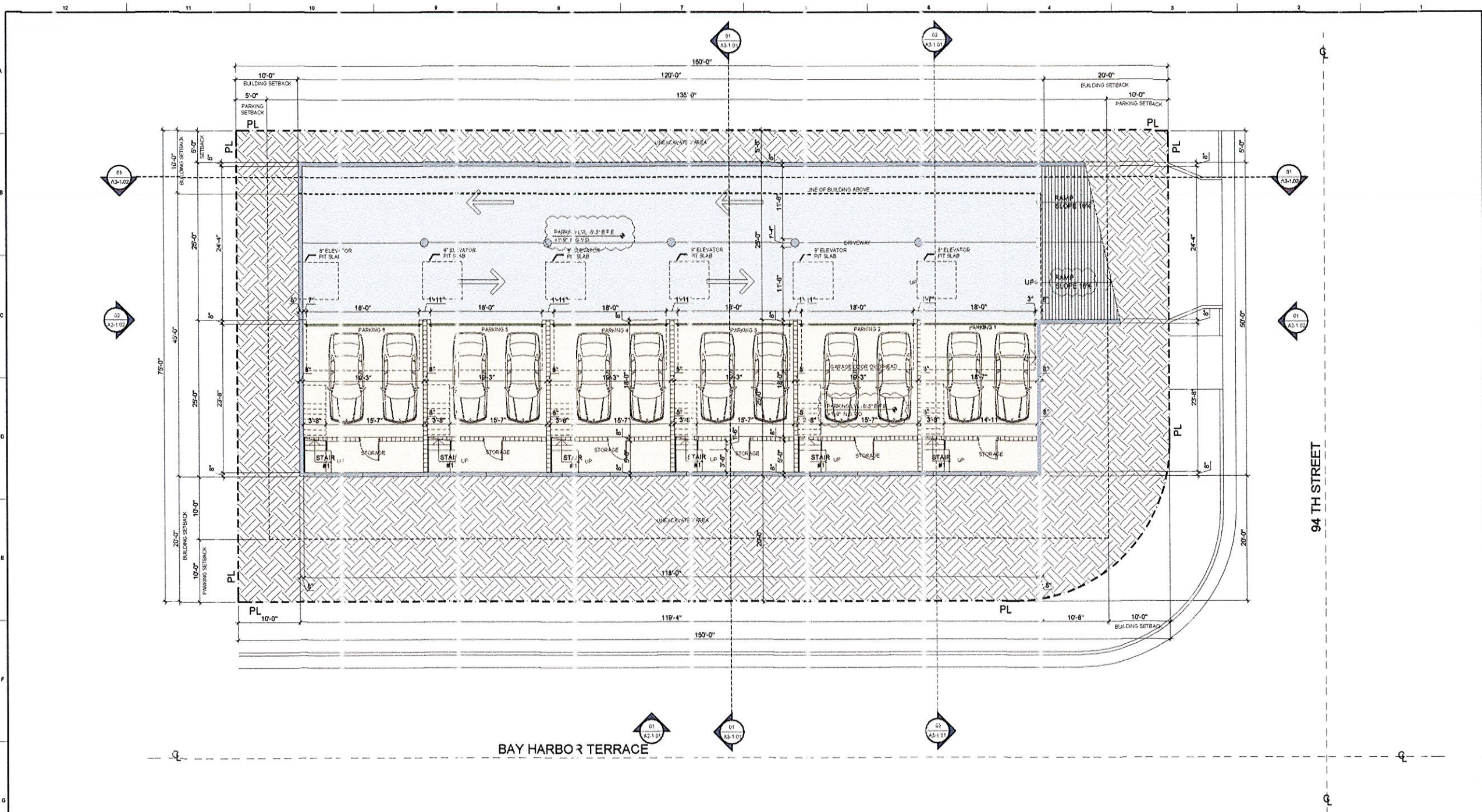
SHEET TITLE:
**BASEMENT LEVEL
FLOOR PLAN**

SCALE:
1/8"=1'0"

SHEET No.:

A1-1.00

itec design inc. 2016



1 BASEMENT LVL. FLOOR PL.
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND & NOTES
1. B.F.E. = +1'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

NEW METAL STUD FRAMED PARTITION
(SEE PLAN FOR THICKNESS)
NEW METAL STUD FRAMED PARTITION INSULATION
(SEE PLAN FOR THICKNESS)
NEW CM U. WALL

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

DRAWN BY: ME/JP **APPROVED BY: AG/TTM**
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-18

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REG. NO. FLORIDA AR0017090

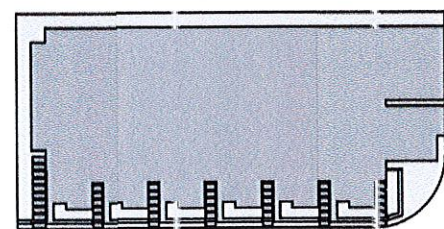
SHEET TITLE:
GROUND LEVEL
FLOOR PLAN

SCALE: 1:2000 1:2000

SHEET No.:

A1-1.01

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OPEN SPACE REQUIRED 20% GREEN/OPEN
SPACE AT GROUND LEVEL
 $11,116 \text{ SF} \times 0.20 = 2,223 \text{ S.F.}$

OPEN SPACE PROVIDED: 2,225 S.F. (20% GREEN AREA)

☒ IMPERVIOUS AREA = 8,891 S.F. (80% IMPERVIOUS)
☐ PERVIOUS/GREEN AREA = 2,225 S.F. (20% PERVIOUS)

1	GROUND LEVEL FLOOR PL.
---	------------------------

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

ELEVATION LEGEND & NOTES

1. B.F.E. = +/- 0'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD FRAMED PARTITION
(SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION W/INSULATION
(SEE PLAN FOR THICKNESS)
- NEW C.M.U. WALL

SHEET No.:

PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1095 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

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MIAMI | FLORIDA 33155
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MEP ENGINEER:
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FLUC P.E. INC. 2857
12506 NW 51 TERR. TAMARAC
FLORIDA 33321
t 954 953 1251

PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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REG. NO. FLORIDA AR0017090

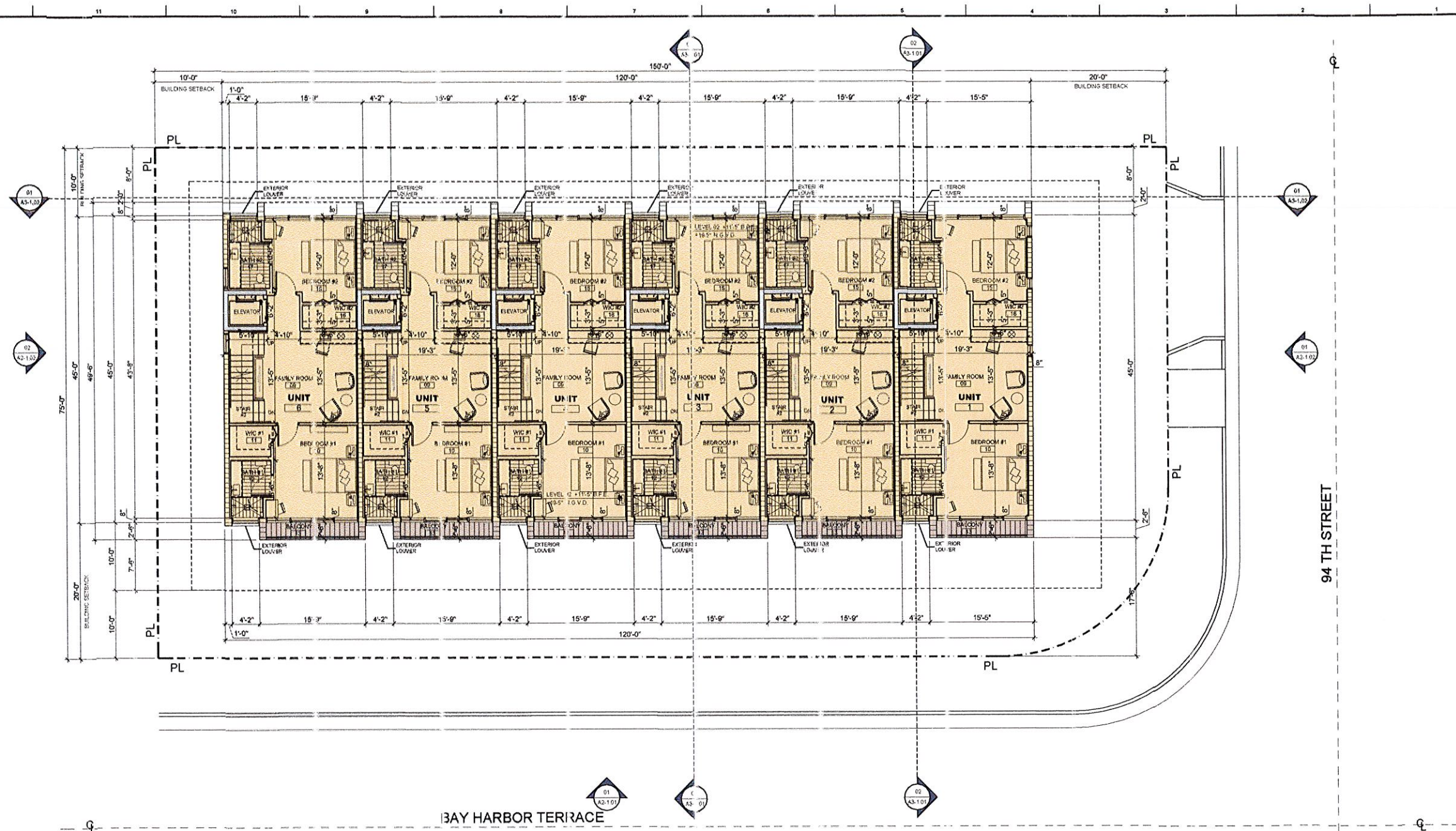
SHEET TITLE:
**LEVEL 02
FLOOR PLAN**

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

SHEET No.:

A1-1.02

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1 LEVEL 02 FLOOR PLAN

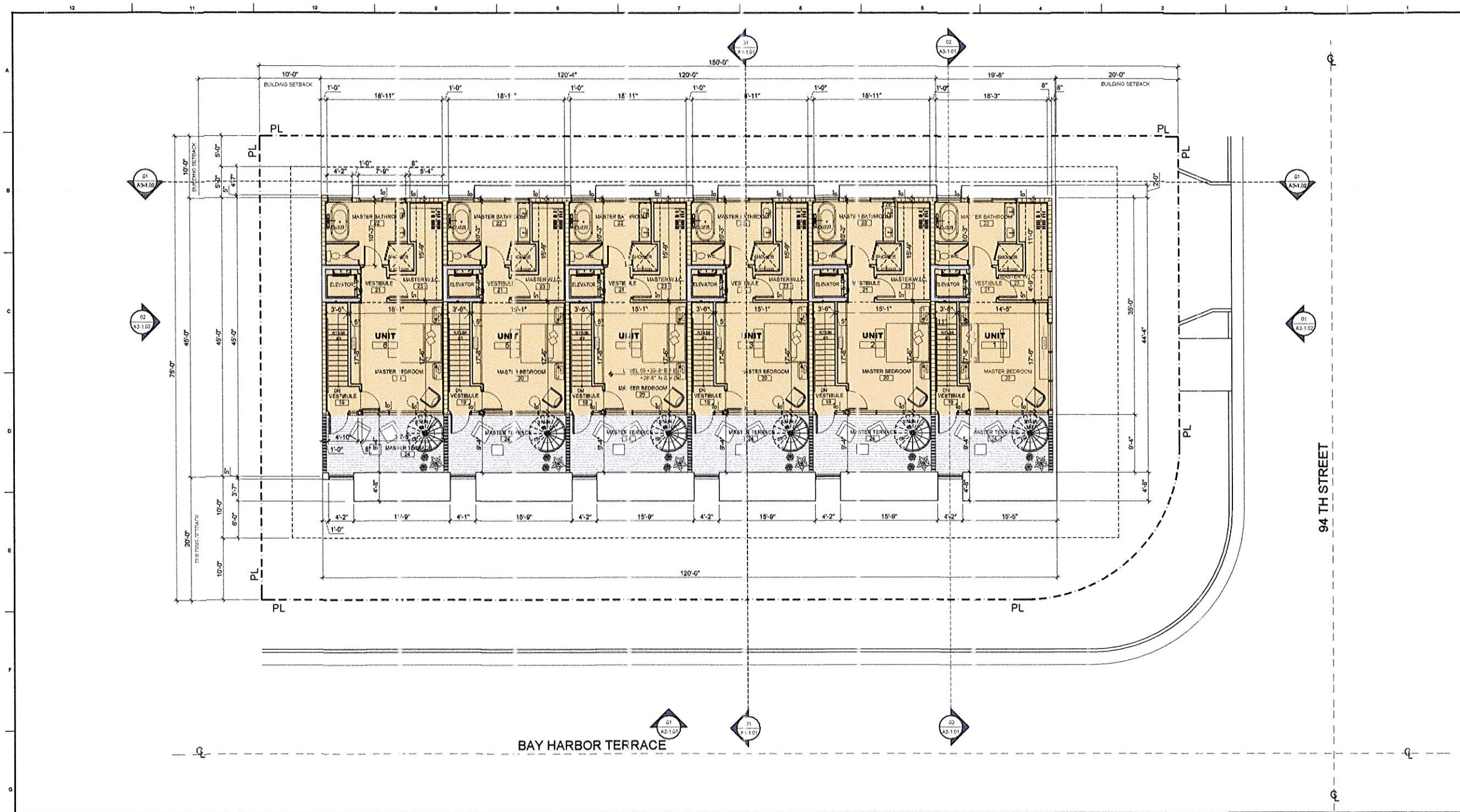
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND & NOTES

- B.F.E. = +2'-0" = +8'-0" N.G.V.D.
- ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION W/INSULATION (SEE PLAN FOR THICKNESS)
- NEW CMU WALL



PROJECT AND OWNER:
DOLCE VITA TOWN HOUSES
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ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1308

DRAWN BY: ME/JP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017060

SHEET TITLE:
LEVEL 03 FLOOR PLAN

SCALE:
1/8"=1'0"

SHEET No.:

1

LEVEL 03 FLOOR PLAN

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

ELEVATION LEGEND & NOTES

1. B.F.E. = +5'-0'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

	NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)
	NEW METAL STUD FRAMED PARTITION WITH INSULATION (SEE PLAN FOR THICKNESS)
	NEW CMU WALL

A1-1.03

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PROJECT AND OWNER:
**DOLCE VITA
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TJ 305 790 4372

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FLORIDA 33321
TJ 954 933 1201

PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015

ISSUE DATE: 08-11-2015 PROJECT No.: 1306

DRAWN BY: ME/TP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-16

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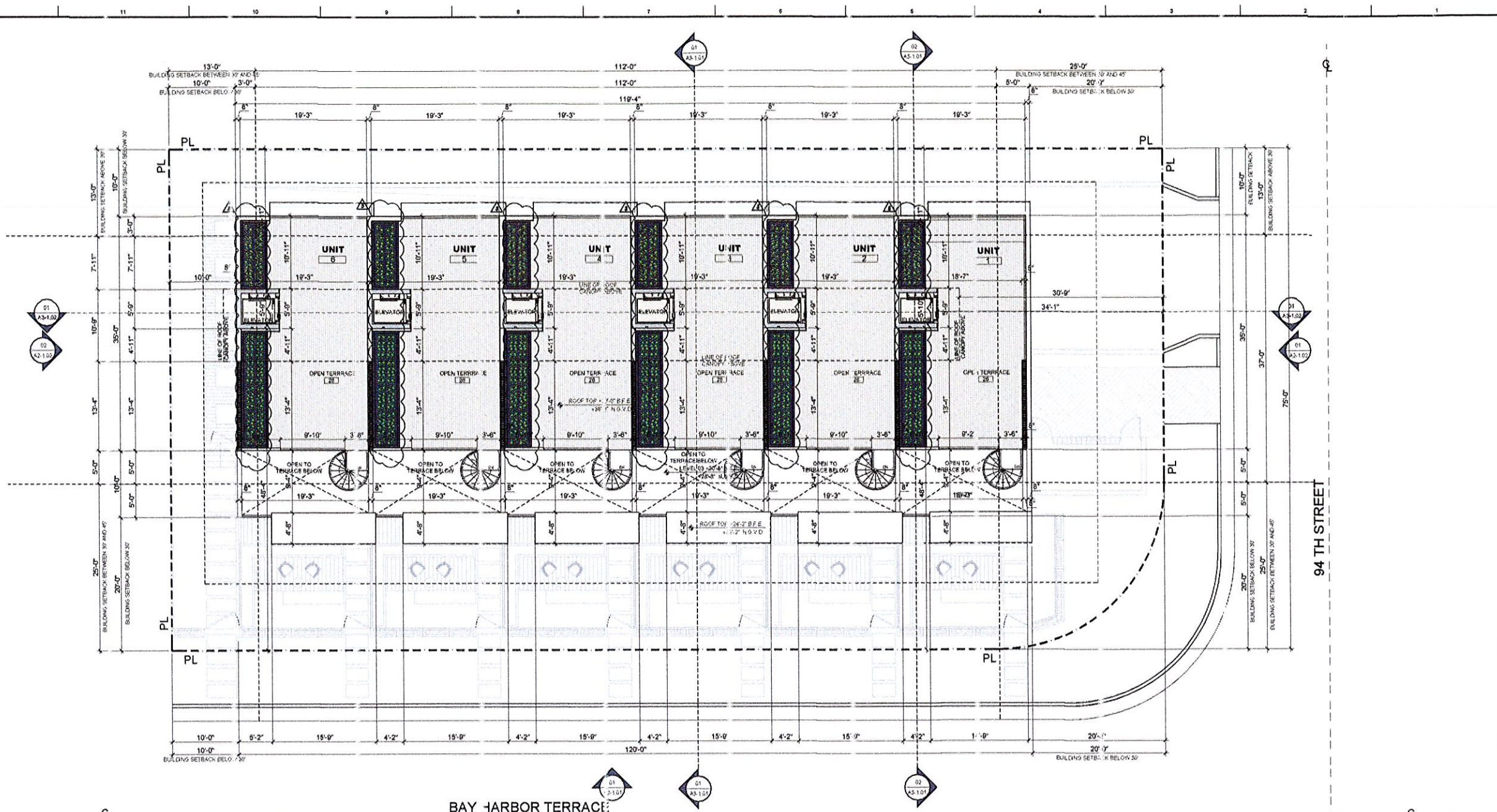
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
**ROOF TERRACE LVL
FLOOR PLAN**

SCALE:
1/8"=1'0"

SHEET No.:

A1-1.04
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FLEX SETBACKS CALCULATIONS:

BUILDING WIDTH = 48'-0"
TOTAL ALLOWED FLEX = 15'-0" MAX.
(1/2 OF WIDTH MAX.)
TOTAL PROVIDED FLEX = 5'-8"

GREEN AREA AT TERRACE LEVEL CALCULATIONS:

GREEN AREA REQUIRED: 15% GREEN SPACE
AT TERRACE LEVEL
GREEN AREA PROVIDED: 423 SF x 0.15 = 63.45 S.F.
2,125 S.F. (20% GREEN AREA)

1 TERRACE LVL FLOOR PLAN

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

ELEVATION LEGEND & NOTES

- B.F.E. = +1'-0" = +8'-0" M.G.V.D.
- ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD-FRAMED PARTITION (SEE PLAN FOR T-THICKNESS)
- NEW METAL STUD-FRAMED PARTITION INSULATION (SEE PLAN FOR T-THICKNESS)
- NEW CMU WALL

PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

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MECHANICAL ENGINEER:
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7206 NW 92 TERR. TAMARAC
FLORIDA 33321
T: 954 933 1261

PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015
ISSUE DATE: 08-11-2015 PROJECT No.: 1308

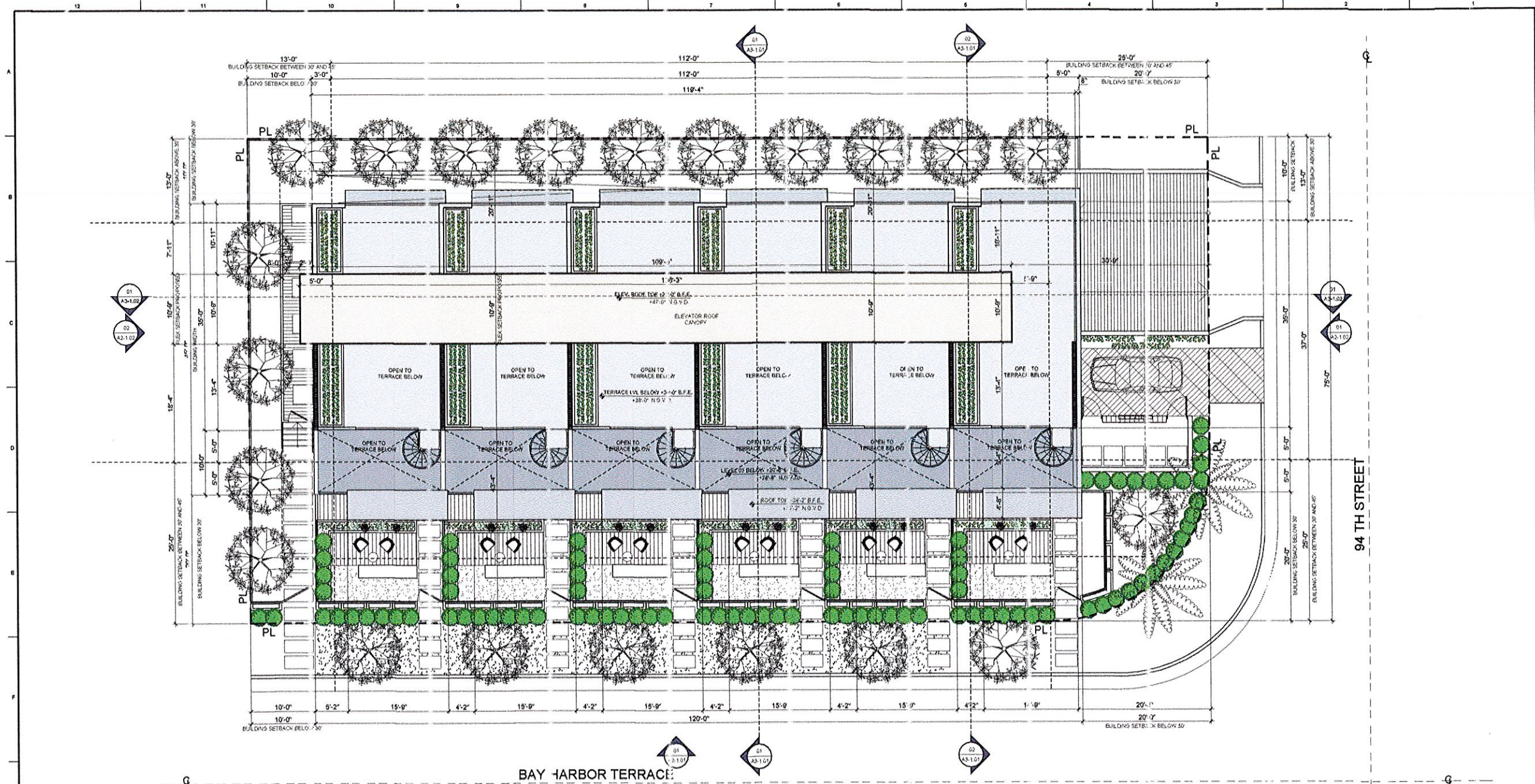
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DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-16

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
**ROOF
PLAN**
SCALE:
1/8"=1'0"
SHEET No.:
A1-1.05
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FLEX SETBACKS CALCULATIONS:

BUILDING WIDTH = 45'-0"
TOTAL ALLOWED FLEX = 15'-0" MAX.
(1/3 OF WIDTH MAX.)
TOTAL PROVIDED FLEX = 10'-0"

1 ROOF PLAN

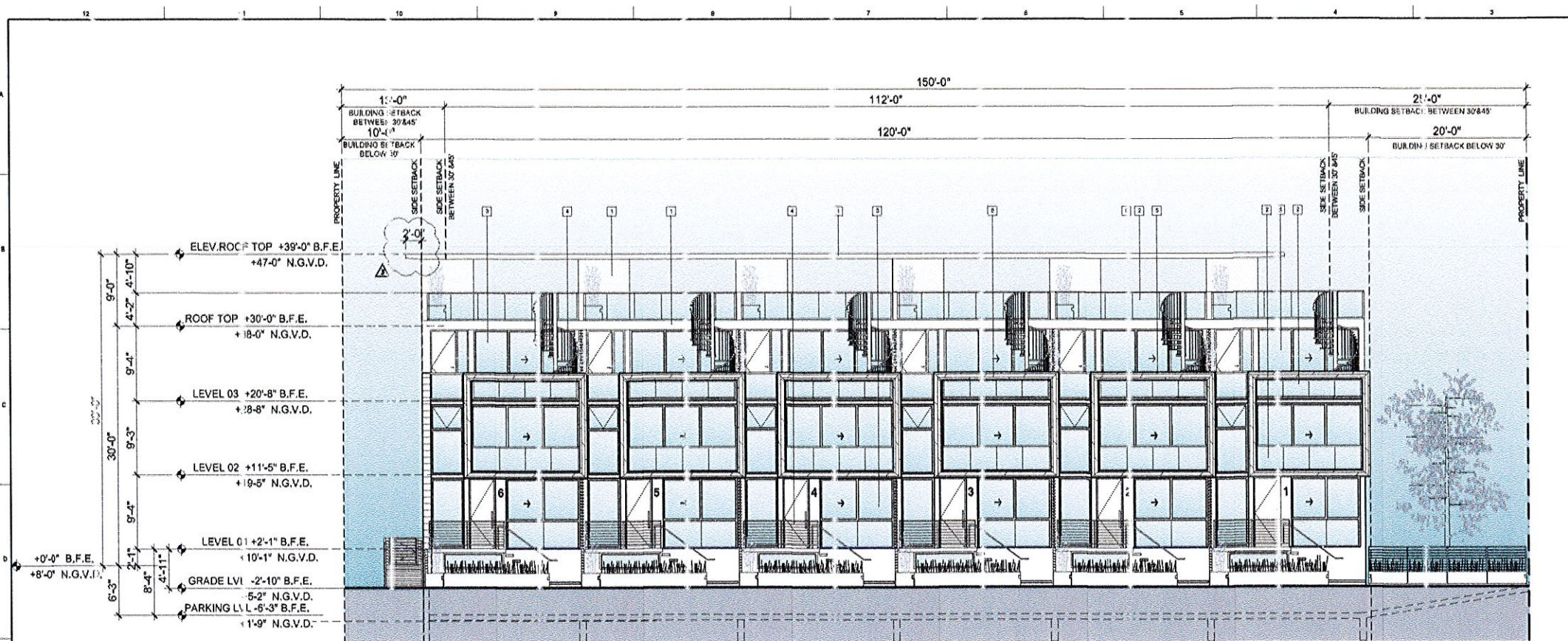
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND & NOTES

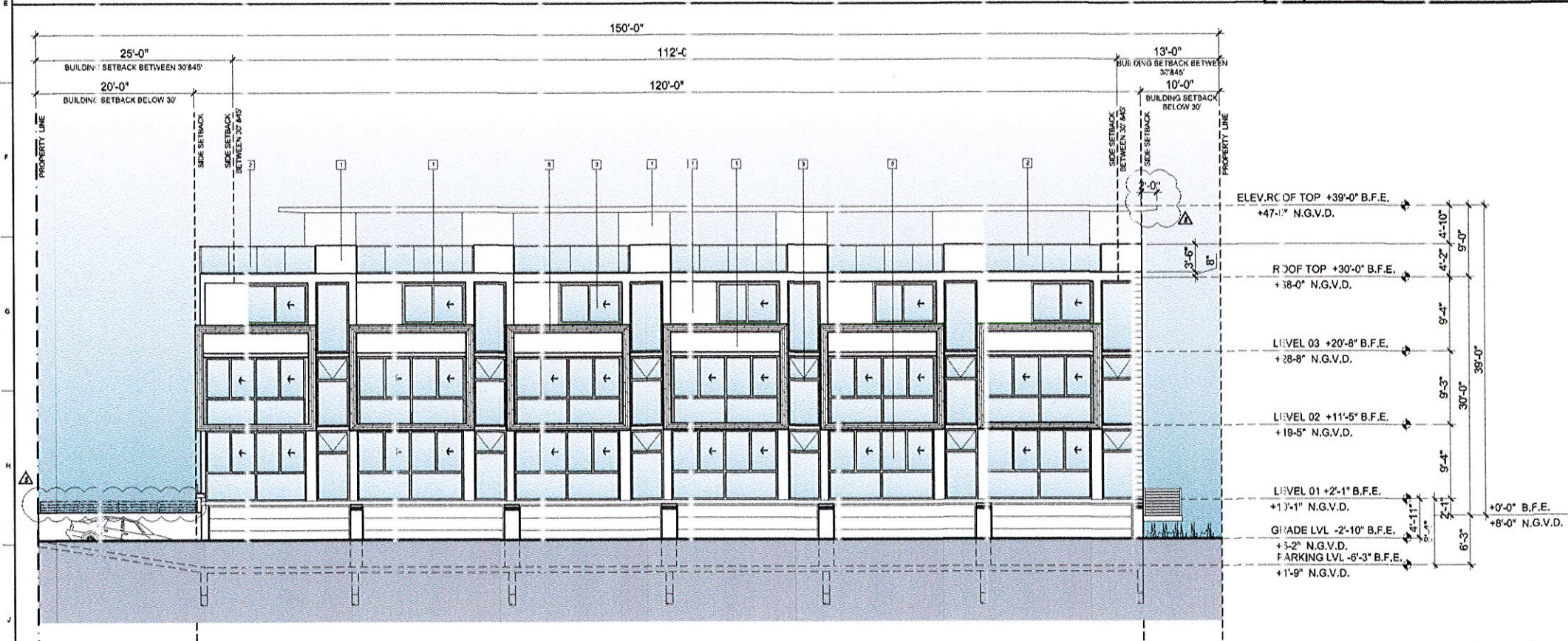
1. B.F.E. = +1'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION INSULATION (SEE PLAN FOR THICKNESS)
- NEW CMU WALL



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



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

MATERIALS + FINISHES LEGEN	
1	SMOOTH STUCCO FINISH COLOR: WHITE
2	GLASS RAILING
3	STOREFRONT SYSTEM COLOR: ALUMINUM GREY
4	ALUMINUM CABLE RAILING
5	GLASS FIBER REINFORCED CONCRETE MANUFACTURER: GRC RUN MODEL: GREY
6	SMOOTH TEXTURE LIGHT COLOR
7	ENTRY FENCE
8	CONCRETE EXPOSED WALL

INTERIOR WALLS	
I-1	GYPSUM BOARD WALL-LEVEL 4 FINISH INTERIOR GRADE PAINT COLOR: WHITE
I-2	TILE WALL TO BE SELECTED BY OWNER

ROOF / CEILING	
R-1	CONCRETE SLAB
R-2	SUSPENDED GYPSUM BOARD CEILING

FLOORING	
F-1	TILE FLOOR TO BE SELECTED BY OWNER
F-2	DECKING TO BE SELECTED BY OWNER
F-3	FLOOR TO BE SELECTED BY OWNER

ELEVATION LEGEND & NOTES	
1.	B.F.E. = +4'-0.5" = +8'-0" N.G.V.D.
2.	ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND	
	NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)
	NEW METAL STUD FRAMED PARTITION WITH INSULATION (SEE PLAN FOR THICKNESS)
	NEW CMU WALL

PROJECT AND OWNER:
DOLCE VITA TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

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LANDSCAPE:
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MECHANICAL ENGINEERS:
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PERMIT SET

ISSUE DATE: 05-09-2018 PROJECT No.: 1308

DRAWN BY: ME/TP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-16

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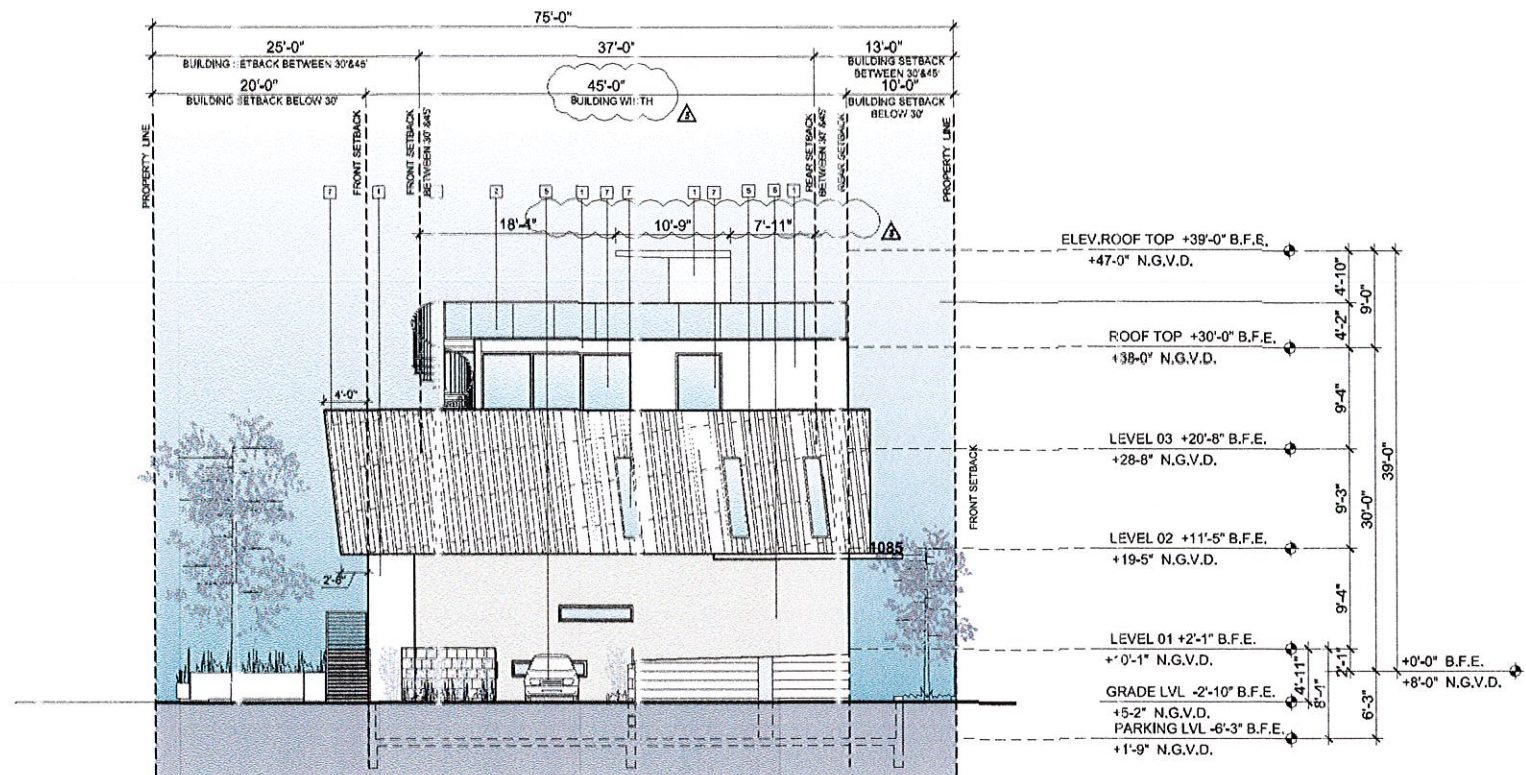
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
EAST AND WEST ELEVATION

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

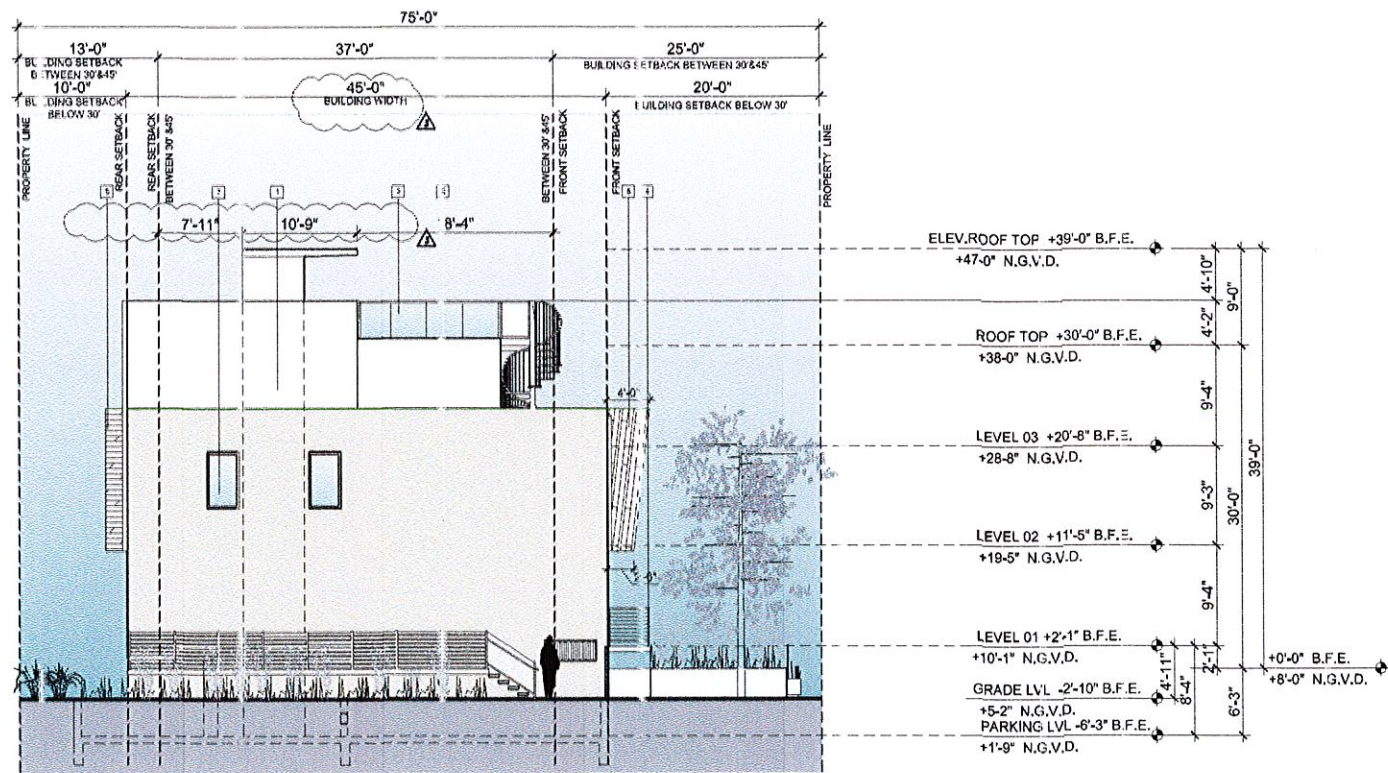
SHEET No.:

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1 SOUTH ELEVATION

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



2 NORTH ELEVATION

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

MATERIALS + FINISHES LEGEN

- 1 1/2" SMOOTH STUCCO FINISH
COLOR: WHITE
- 2 GLASS RAILING
- 3 STORE FRONT SYSTEM
COLOR: ALUMINUM GREY
- 4 ALUMINUM CABLE RAILING
- 5 GLASS FIBRE REINFORCED CONCRETE
MANUFACTURER: OKKO SKIN
MODEL: GREY
- 6 SMOOTH TEXTURE
LIGHT COLOR
- 7 WINDOW COLOR GREY

INTERIOR WALLS

- 1 GYPSUM BOARD WALL- LEVEL 4 FINISH
INTERIOR GRADE PAINT
COLOR: WHITE
- 2 TILE WALL
TO BE SELECTED BY OWNER

ROOF / CEILING

- R-1 CONCRETE SLAB
- R-2 SUSPENDED GYPSUM BOARD CEILING

FLOORING

- F-1 TILE FLOOR
TO BE SELECTED BY OWNER
- F-2 DECKING
TO BE SELECTED BY OWNER
- F-3 FLOOR TO BE SELECTED BY OWNER

ELEVATION LEGEND & NOTES

1. B.F.E. = +0'-0'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD FRAMED PARTITION
(SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION INSULATION
(SEE PLAN FOR THICKNESS)
- NEW CMU WALL

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 64TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARCHITECT:
ARMAN CORPORATION
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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-16

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
SOUTH AND NORTH ELEVATION

SCALE:
1/8"=1'0"

SHEET No.:

A2-1.02

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PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
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LANDSCAPE
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t 954 933 1261

PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015

ISSUE DATE: 08-11-2015 PROJECT No.: 1306

DRAWN BY: ME/P APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 08-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
MATERIAL LEGEND

SCALE:

N/A

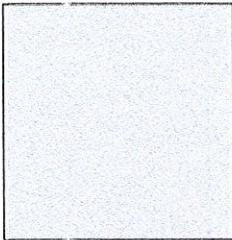
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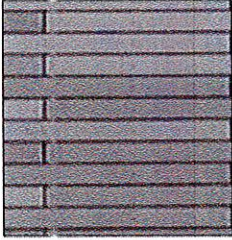
MATERIALS + FINISHES LEGEN



1
5/8" SMOOTH STUCCO FINISH
COLOR: WHITE



3
STOREFRONT SYSTEM
COLOR: ALUMINUM GREY



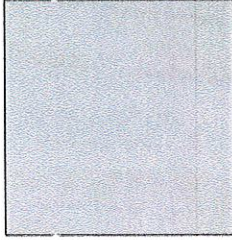
5.
GLASS FIBRE REINFORCED CONCRETE
MANUFACTURER: OKYO SKIN
MODEL: GREY
SIZE: 17 3/4" X 35 3/8"



2
GLASS RAILING



4.
ALUMINUM CABLE RAILING



6.
SMOOTH TEXTURE
COLOR: LIGHT GREY



PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
42 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

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FL LIC. P.E. NO. 22697
7208 NW 12 TERR. TAMARAC
FLORIDA | 33321
t 954 933 1261

PERMIT SET

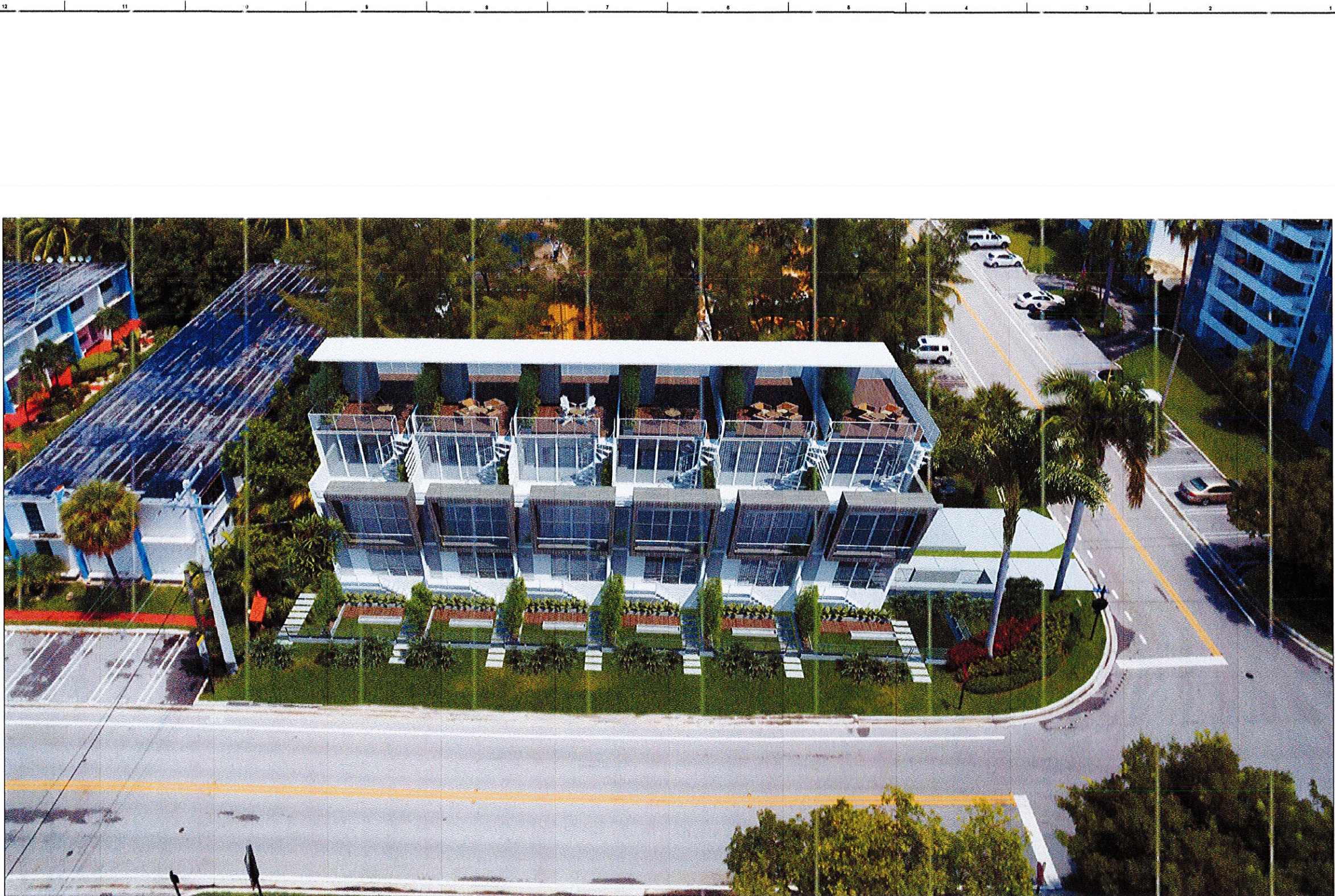
PERMIT APPLICATION DATE: 07-21-2015
ISSUE DATE: 08-11-2015 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 08-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
3D AERIAL
RENDERING
SCALE:
N/A
SHEET No.:



PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**

1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
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TJ 305 625 5075 FJ 305 625 5084

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TJ 305 780 4372

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FLUC, P.E. NO. 22697
7256 NW 12 TERR. TAMARAC
FLORIDA 33321
TJ 954 933 1291

PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015

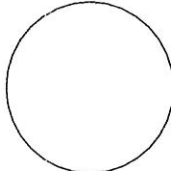
ISSUE DATE: 08-11-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTH

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:


SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
3D RENDERING

SCALE:
N/A

SHEET No.:

A2-2.03

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PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
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FLORIDA 33321
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PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015
ISSUE DATE: 08-11-2015 PROJECT No.: 1306
DRAWN BY: ME/IP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
3D AERIAL
RENDERING
SCALE:
N/A
SHEET No.:

A2-2.04

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1 3D AERIAL RENDERING
SCALE: N/A

PROJECT AND OWNER:
DOLCE VITA
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 T: 954 932 1251

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

PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-16

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SEAL:

SIGNATURE:
 T. TODD MARTIN, RA
 REG. NO. FLORIDA AR0017060

SHEET TITLE:
 TRANSVERSAL SECTIONS

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

SHEET No.:

A3-1.01

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2 TRANSVERSAL SECTION 2
 SCALE: 1/8" = 1'-0"

PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 05-01-16

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T. TODD MARTIN, RA
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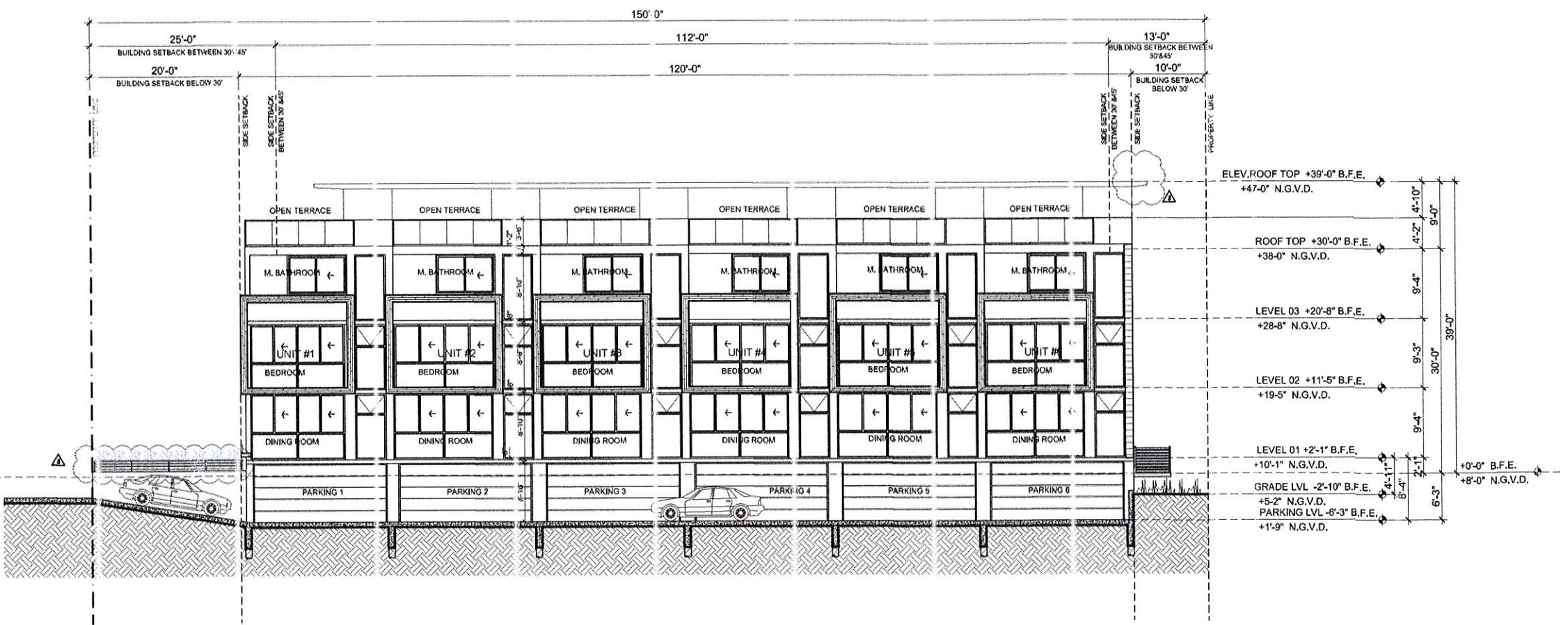
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LONGITUDINAL SECTION

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

SHEET No.:

A3-1.02

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

PROJECT AND OWNER:
**DOLCE VITA
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ARMAN CORPORATION
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5845 BIV 18 STREET
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2296 NW 92 TERR, TAMARAC
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PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

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DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SIGNATURE:
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REG. NO. FLORIDA AR0017000

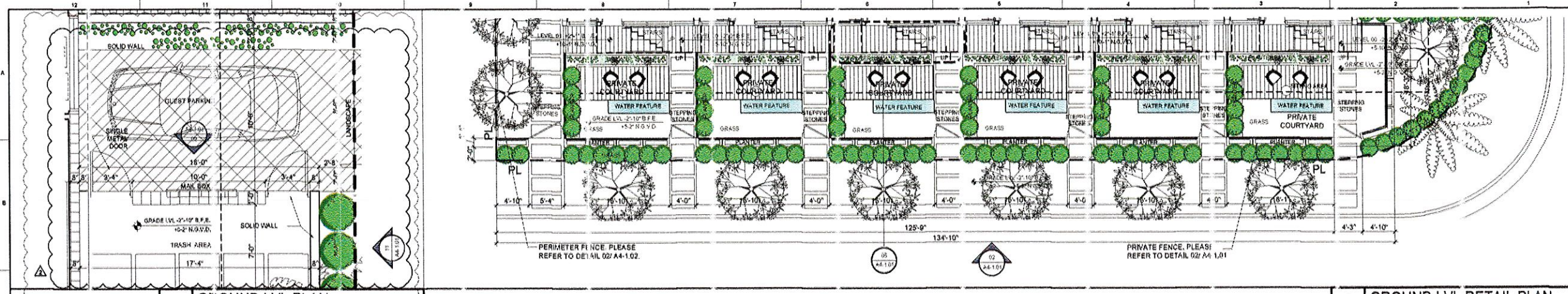
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DETAILS

SCALE:
N.T.S.

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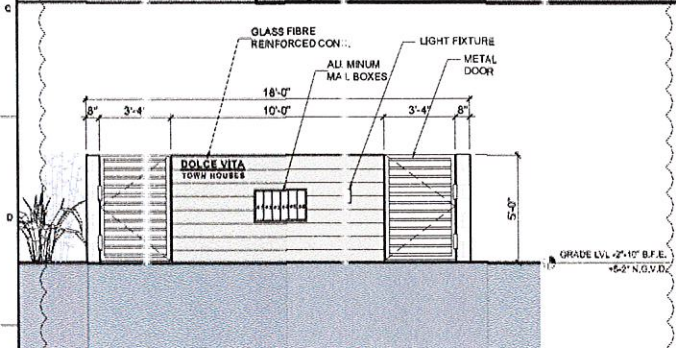
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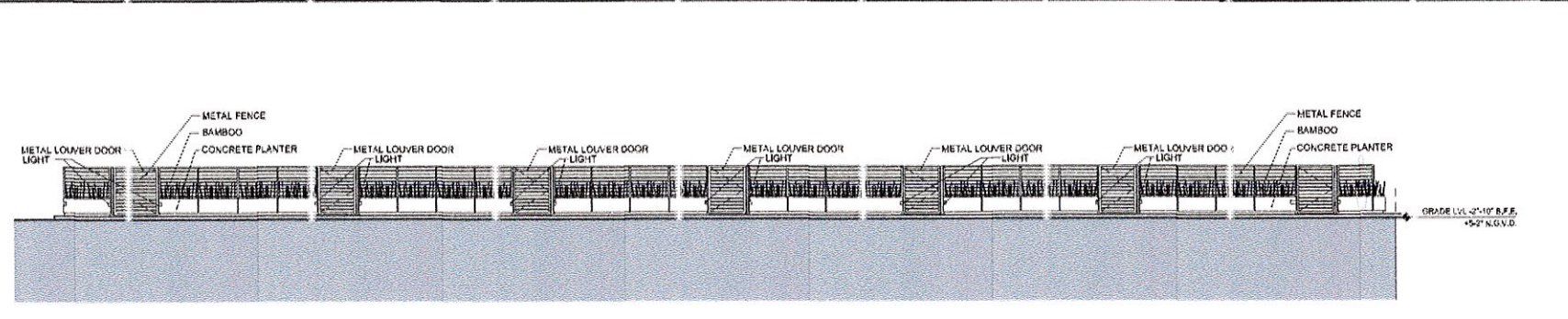


8 GROUND LVL PLAN
TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

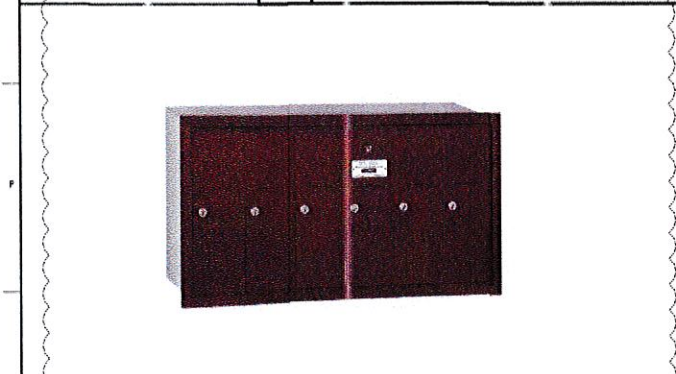
1 GROUND LVL DETAIL PLAN
METAL & BAMBOO FENCE
SCALE: 1/8" = 1'-0"



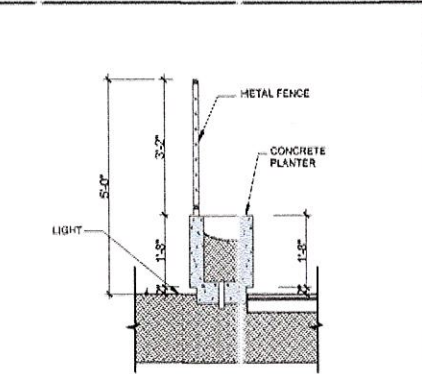
9 TRASH ENCLOSURE DETAIL
ELEVATION
SCALE: 1/4" = 1'-0"



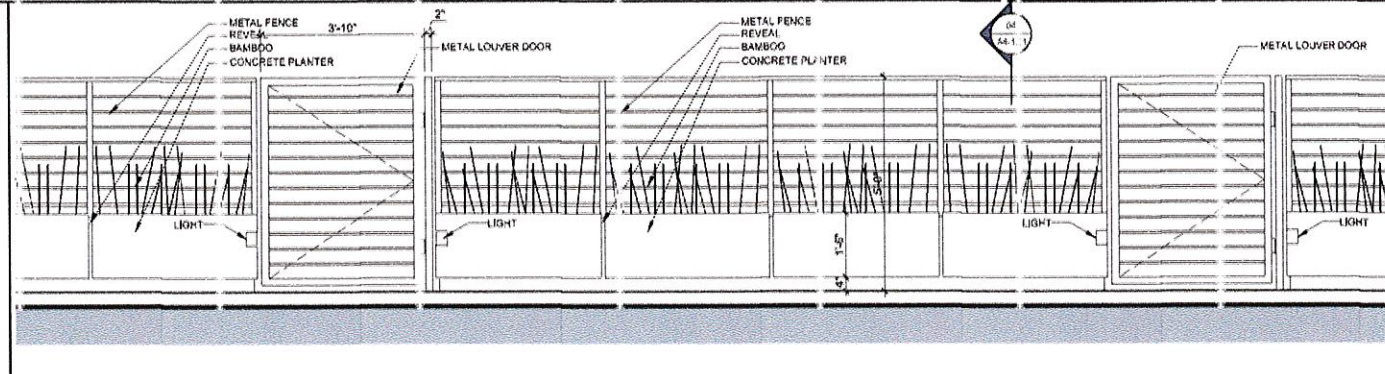
2 METAL & BAMBOO FENCE
ELEVATION
SCALE: 1/8" = 1'-0"



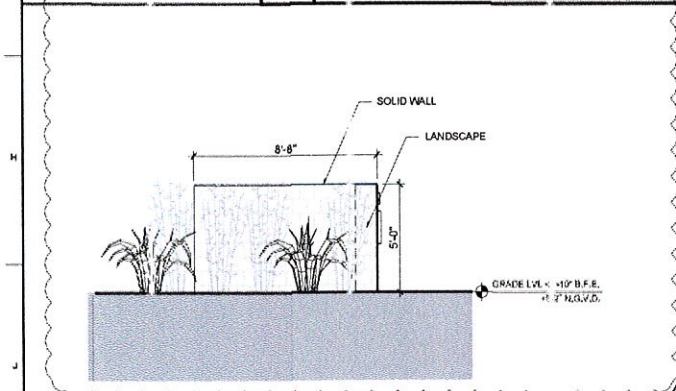
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REFERENCE IMAGE
SCALE: N.T.S.



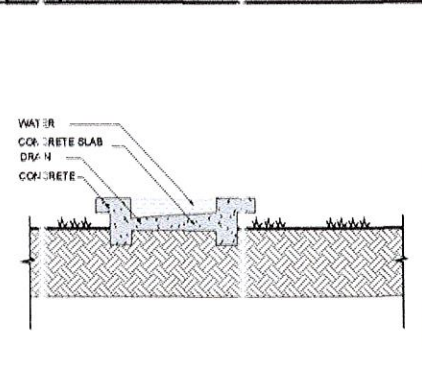
4 METAL & BAMBOO FENCE DETAIL
SECTION
SCALE: 1/2" = 1'-0"



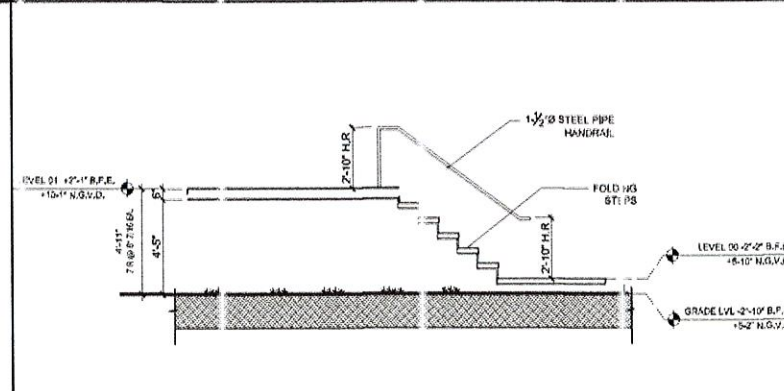
3 METAL & BAMBOO FENCE DETAIL
ELEVATION
SCALE: 1/2" = 1'-0"



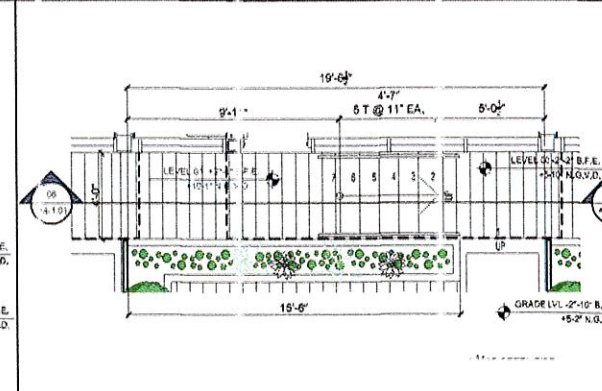
11 TRASH ENCLOSURE DETAIL
ELEVATION
SCALE: 1/4" = 1'-0"



7 WATER FEATURE DETAIL
SECTION
SCALE: 1/2" = 1'-0"



6 STAIR SECTION
SCALE: 1/4" = 1'-0"



5 GROUND LVL STAIR PLAN
SCALE: 1/4" = 1'-0"

PROJECT AND OWNER:
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TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
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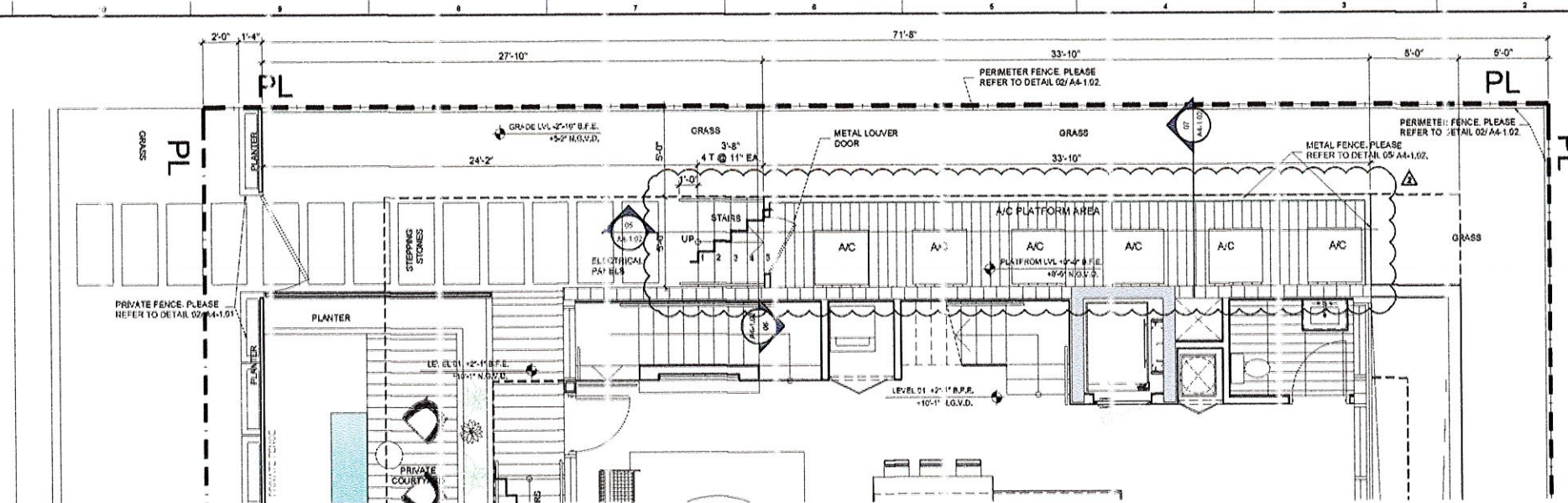
ARCHITECT:
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STRUCTURAL PROVIDER:
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LANDSCAPE:
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5885 SW 28 STREET
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TJ 205 770 4772

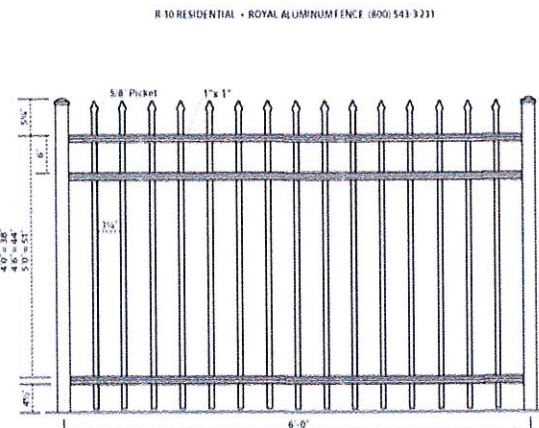
MEP ENGINEER:
MORRIS I. KAUFMANN, PE
FL. REG. NO. 22697
7200 SAW 93 TERR. TAMARAC
FLORIDA 33321
TJ 864 932 1251



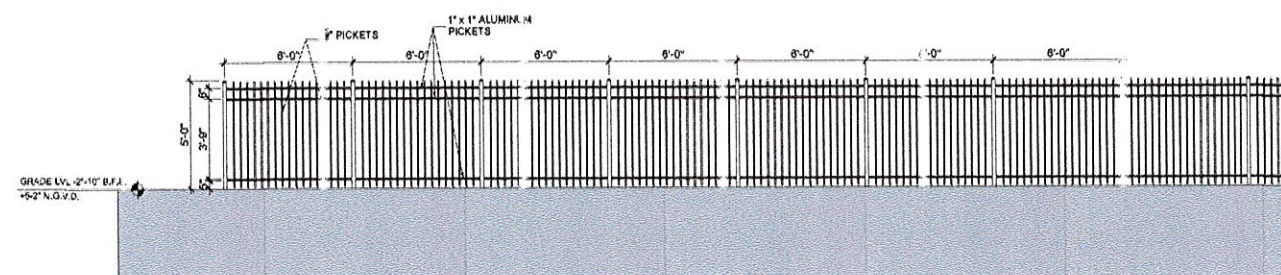
1 GROUND LVL DETAIL PLAN
A/C ENCLOSURE & PERIMETER FENCE
SCALE: 1/4" = 1'-0"



4 PERIMETER ALUM. FENCE
REFERENCE IMAGE
SCALE: NTS



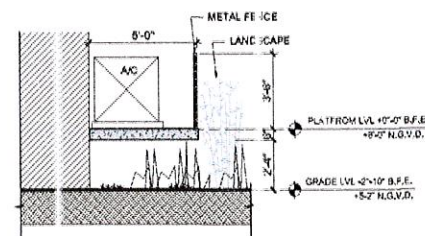
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REFERENCE IMAGE
SCALE: NTS



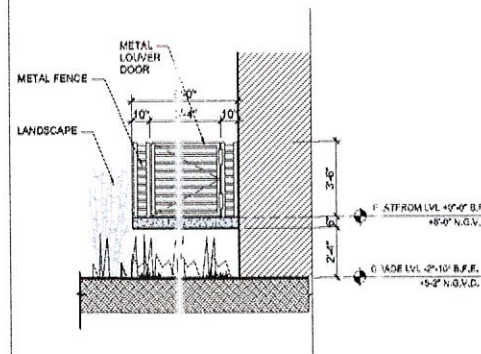
2 PERIMETER ALUM. FENCE
ELEVATION
SCALE: 1/4" = 1'-0"



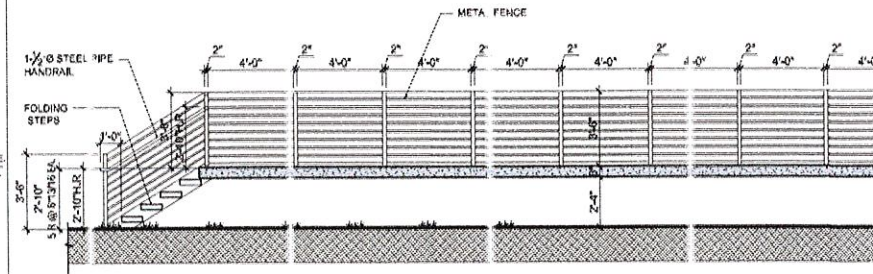
8 TRASH & A/C METAL FENCE
REFERENCE IMAGE
SCALE: NTS



7 A/C ENCLOSURE DETAIL
SECTION
SCALE: 1/4" = 1'-0"



6 A/C ENCLOSURE DETAIL
SECTION
SCALE: 1/4" = 1'-0"



5 A/C ENCLOSURE DETAIL
SECTION
SCALE: 1/4" = 1'-0"

PERMIT SET

ISSUE DATE: 05-09-2016 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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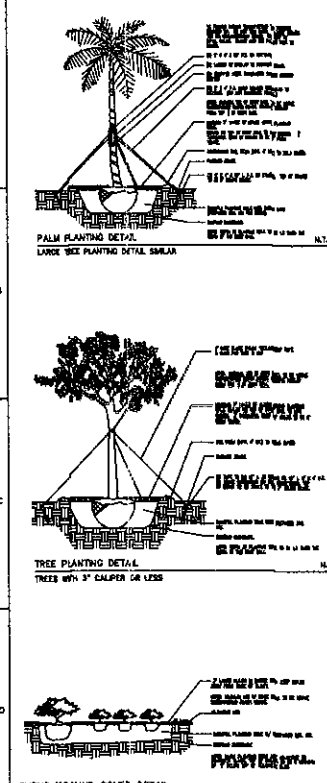
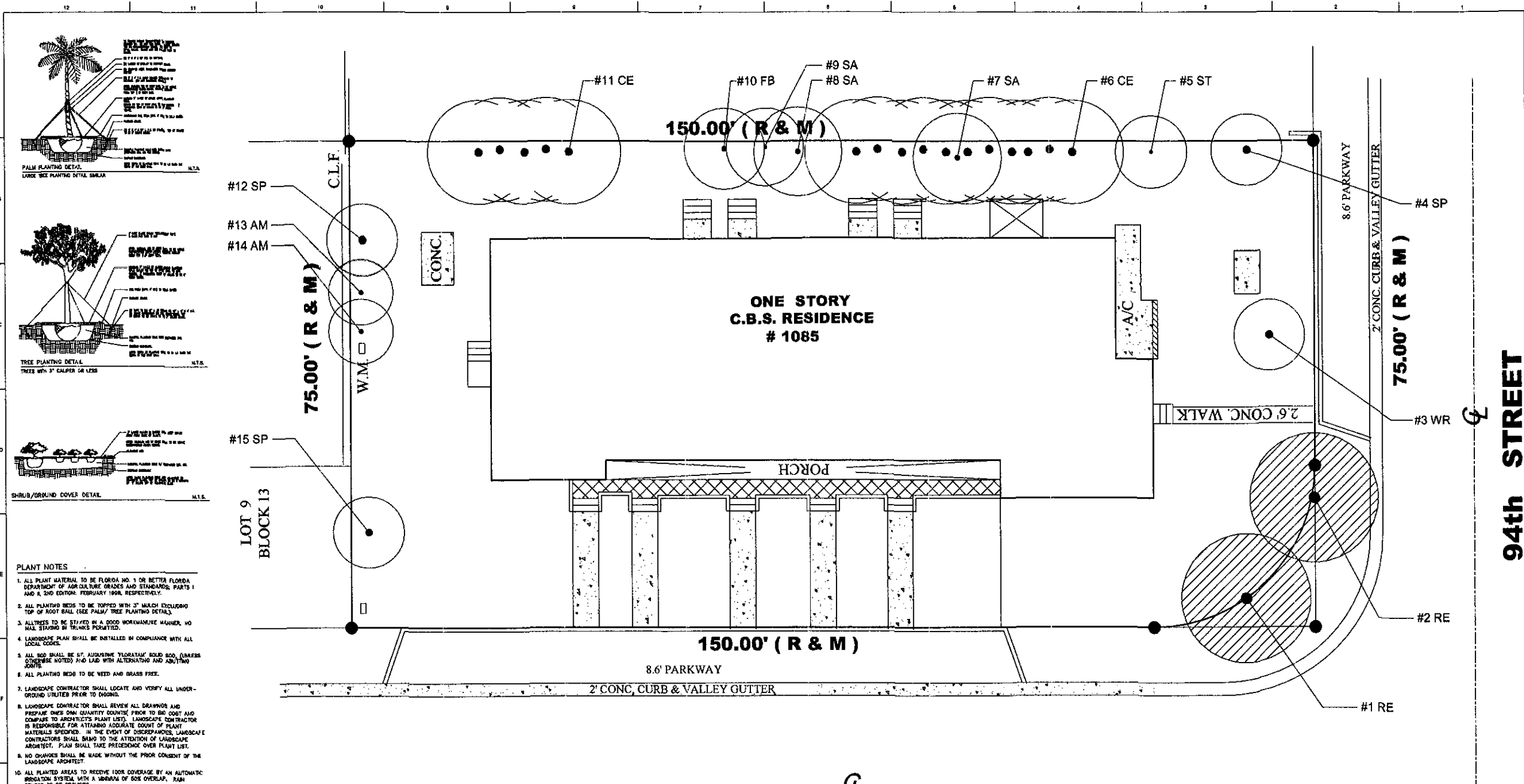
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017060

SHEET TITLE:
DETAILS

SCALE:
N.T.S.
SHEET No.:

A4-1.02

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- PLANT NOTES**
1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS 1 AND 2, 2ND EDITION, FEBRUARY 1994, RESPECTIVELY.
 2. ALL PLANTING BEDS TO BE TOPPED WITH 2" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/TREE PLANTING DETAIL).
 3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
 4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 5. ALL SOIL SHALL BE 6" AUGUSTINE TYPICAL, SOIL SOIL (UNLESS OTHERWISE NOTED) AND LAD WITH ALTERNATING AND ADJUSTING JOINTS.
 6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
 7. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 8. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS, PRIOR TO BID, COST AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTENDING ACCURATE COUNT OF PLANT MATERIALS SHOWN. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
 9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
 10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM WITH A MINIMUM OF 50% OVERLAP. X-MIN SENSOR TO BE PROVIDED.

Tree Survey List			
#-I.D.	Botanical / Common Name	Disposition	Description-Ht, Spr, DBH, Condition, Notes
#1 RE	Royal Poinciana / Royal Palm	Remove	35' Ht, 20" spr, 17" dbh
#2 RE	Royal Poinciana / Royal Palm	Remove	35' Ht, 20" spr, 17" dbh
#3 WR	Washingtonia robusta / Washingtonia Palm	Remove	24' Ht, 11" spr, 16" dbh
#4 SP	Sabal palmetto / Sabal Palm	Remove	6' Ht, 7" spr, no trunk
#5 CE	Casuarina equisetifolia / Australian Pine	Remove	35' - 55' Ht, 20" spr, 11 trunks @ 1.5'-2.5' dbh, Invasive exotic
#7 BA	Schefflera actinophylla / Umbrella Tree	Remove	20' Ht, 15" spr, multi trunk, Invasive exotic
#8 SA	Schefflera actinophylla / Umbrella Tree	Remove	20' Ht, 15" spr, multi trunk, Invasive exotic
#9 SA	Schefflera actinophylla / Umbrella Tree	Remove	20' Ht, 15" spr, multi trunk, Invasive exotic
#10 FB	Ficus benjamina / Ficus	Remove	15' Ht, 15" spr, multi trunk, large shrub
#11 CE	Casuarina equisetifolia / Australian Pine	Remove	35' - 55' Ht, 20" spr, 11 trunks @ 1.5'-2.5' dbh, Invasive exotic
#12 SP	Sabal palmetto / Sabal Palm	Remove	12' Ht, 10" spr, 11" dbh
#13 AM	Adonidia merrillii / Christmas Palm	Remove	16' Ht, 8" spr, 5.5" dbh
#14 AM	Adonidia merrillii / Christmas Palm	Remove	14' Ht, 8" spr, 5" dbh
#15 SP	Sabal palmetto / Sabal Palm	Remove	7' Ht, 8" spr, no trunk

Indicates exist tree / palm palm to remain.

1 Tree Survey

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

N

PROJECT AND OWNER:
DOLCE VITA TOWN HOUSES
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HAJAJ & ASSOCIATES
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134
305.445.2559 f 305.445.2549

MAURICE E. GREY, PE
EB NO. 2865 PE NO. 28404
1485 COMMERCE WAY
MIAMI LAKES, FLORIDA 33106
305.825.3072 f 305.825.3094

H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5825 SW 38 STREET
MIAMI | FLORIDA 33155
305.740.4372

MORRIS I. KAUFMANN, PE
FLORIDA PE NO. 20897
7200 SW 22 TERR TAMARAC
FLORIDA 33309
305.833.1251

PERMIT SET

PERMIT APPLICATION DATE: 06-23-15
ISSUE DATE: 05-07-2015 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

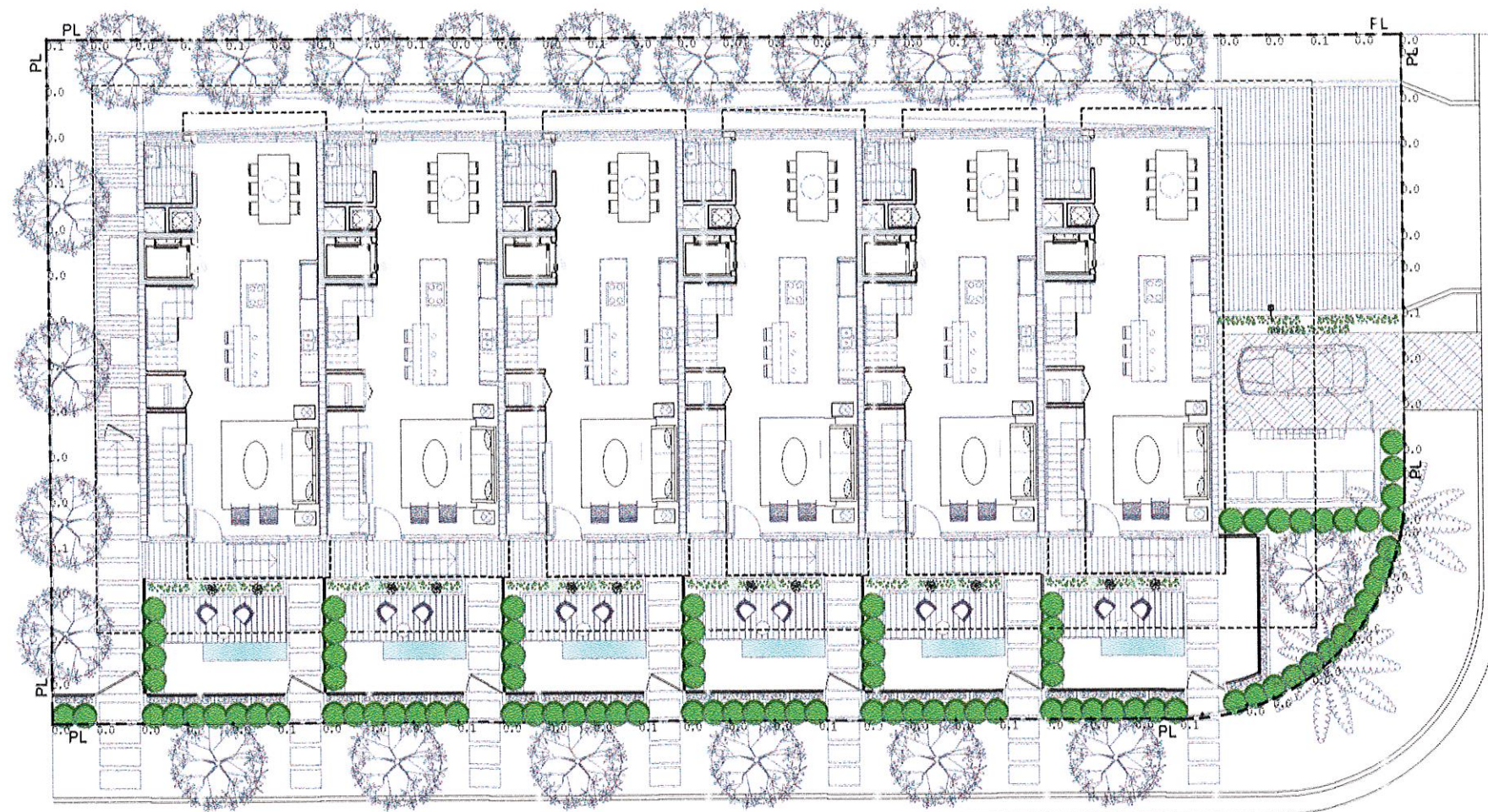
SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
TREE SURVEY

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

SHEET No.:
LA 1-1.02
itec design inc. 2015



94 TH STREET

BAY HARBOR TERRACE

Bay Harbor Townhouses Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Description	
	1	P	SD-150	N.A.	0.900	EATON: MCGRAW HILL: GLENN-AE-01-LEI-E1-5NQ MID ON LYTER ES: 305-4012-12	

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line Calc Points	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.



NOTES

Based on the information provided, all dimensions and locations are subject to change without notice. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance.

LIGHTING DYNAMICS, INC.
7835 W. COMMERCIAL BLVD
TAMARAC, FL 33351
Tel. (954) 944-0786
Fax (954) 763-1103

Revision/Issue Date

No.	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Project Name and Address

BAYHARBOR
TOWNHOUSES

Project	Sheet
Date 05/10/2015	F 4-01 GROUND LEVEL PHOTOMETRIC
Scale 1/8" = 1'-0"	Drawn by GIS MACIAS



- All materials and labor under this project shall be in strict accordance with the requirements of the Miami-Dade Water and Sewer Department and shall conform to the standards and specifications available and on file with the Department. Submit shop drawings for all materials.
- Cover over water or sewer force mains shall be 4'-0" min.
- All main line valves shall be installed complete with 10" riser pipe and No. 3 or 51 valve boxes. Fire hydrants and service valves shall be installed complete with 6" riser pipe and No. 2 valve boxes.
- All force main service connections into pressure transmission mains shall have a shut off valve and check valve at the point of entry.
- All gravity systems shall be constructed in accordance with Department standards.
- All water meters will be installed by the Miami-Dade Water and Sewer Department providing the appropriate charges have been prepaid.
- Fire hydrant requirements (number and location) shall be as required by Dade County Fire Department or the appropriate Fire agency with installation in accordance with Department standards.
- Contractor MUST CALL M.D.W.S.D. Inspection Division to arrange for a preconstruction meeting 2 full business days prior to proposed start of construction. Contact One Call Center 48 hrs prior to excavation.
- Contract Inspector will inspect any facilities approved by the Department. All other requirements of the permitting agency shall be in accordance with their standards and requirements.
- Work performed under this Project will not be considered as complete until final acceptance of the system by the Department and until the following documents are received and approved by the Department:
 - Easements, if required.
 - Contractor's Waiver and Release of Lien.
 - Absolute Bill of Sale.
 - a. Contractor's Letter of Warranty (i.e., Letter Agreement).
 - b. Developer's Contract Bond (i.e., Contract Agreement).
 - "As-Built" 4 mil nylon 24"x 36" showing specific locations, depths, etc. of all water and sewer facilities as located by licensed surveyor, along with print of "as-built" which have been signed and sealed by a Registered Surveyor or Engineer of Record, and endorsed by the Contractor. (No. of prints: 3 for water, 4 for gravity sewer and 5 for force main or pump station projects).
 - U.S. Letter of Release required for all water projects.
- All new connections from existing Department mains to be made by Department forces ONLY. The Contractor to excavate at required locations, provide and install material with fittings, prior to top.
- An approved paving and drainage plan must be submitted to MDWASD for all new subdivisions prior to approval of water and sewer permit plans, upon request.
- Unless otherwise specified, all taps 30 inches and smaller for connections to existing mains will require a tapping sleeve and tapping valve provided and installed by Department forces. Under no circumstances will the Contractor be permitted to tap existing mains in the size range specified above.

ITEM	CROSS REF.	SPEC. REF.
GS		
0.5		
SHEET 1 OF 2		

ISSUE DATE	APPROVED BY	STANDARD DETAIL
11/01/2006	V.E.F.	GS
		0.5
		SHEET 1 OF 2

MIAMI-DADE COUNTY
Building Services Dept.

- At the completion of any water and sewer job either Division or Contract, the Contractor shall submit:
 - "As-Built" nylon 24"x 36" (min. 4 mil thickness) for each phase.
 - Blue line (from mylar) which has been signed and sealed by Registered Surveyor or Engineer of Record, and endorsed by the Contractor. (Qty. of prints, as required by the Department).
- "As-Built" Format:
 - 24"x 36" mylar.
 - The word "As-Built" in large letters.
 - Title block with Department S.R. number and pertinent information.
 - Preferred scale to be 1"=40' horizontally and 1"=4' vertically.
 - Street nomenclature.
 - Separate water and sewer profile.
 - Stationing starting with 0+00 at permanent reference point (i.e. C, S, etc.) and to run continuously to end of main at center line of pipe.
 - Easements, if any, tied to permanent reference point.
 - Identify all control lines (i.e. bldg. line, property line, R/W, etc.).
 - All "proposed" information to be removed from mylar, leaving only "as-built" information reflected in drawings.
- Water "As-Built" must include:
 - Plans showing pipe size, material and offset of main, deflections (if any), station of services, hydrants and fittings at the mainline (if perpendicular to it), and at main end and of service if any, other angle, and deflection of pipe, if any.
 - Profile showing top of ground and top of pipe elevations at every 100' station and at any change in grade (with corresponding station), pipe size and pipe material reference to plan.
- Sewer "As-Built" must include:
 - Plan showing manhole number, pipe size and pipe material of pipe, deflection, if any (force main only), and location of laterals with reference to manhole.
 - Profile showing manhole number (as per plan), rim and invert elevations (if more than one invert, label north, south, etc.), and station starting at 0+00 at downstream manhole.
- Force main "As-Built" same as water main.

ITEM	CROSS REF.	SPEC. REF.
GS		
0.5		
SHEET 2 OF 2		

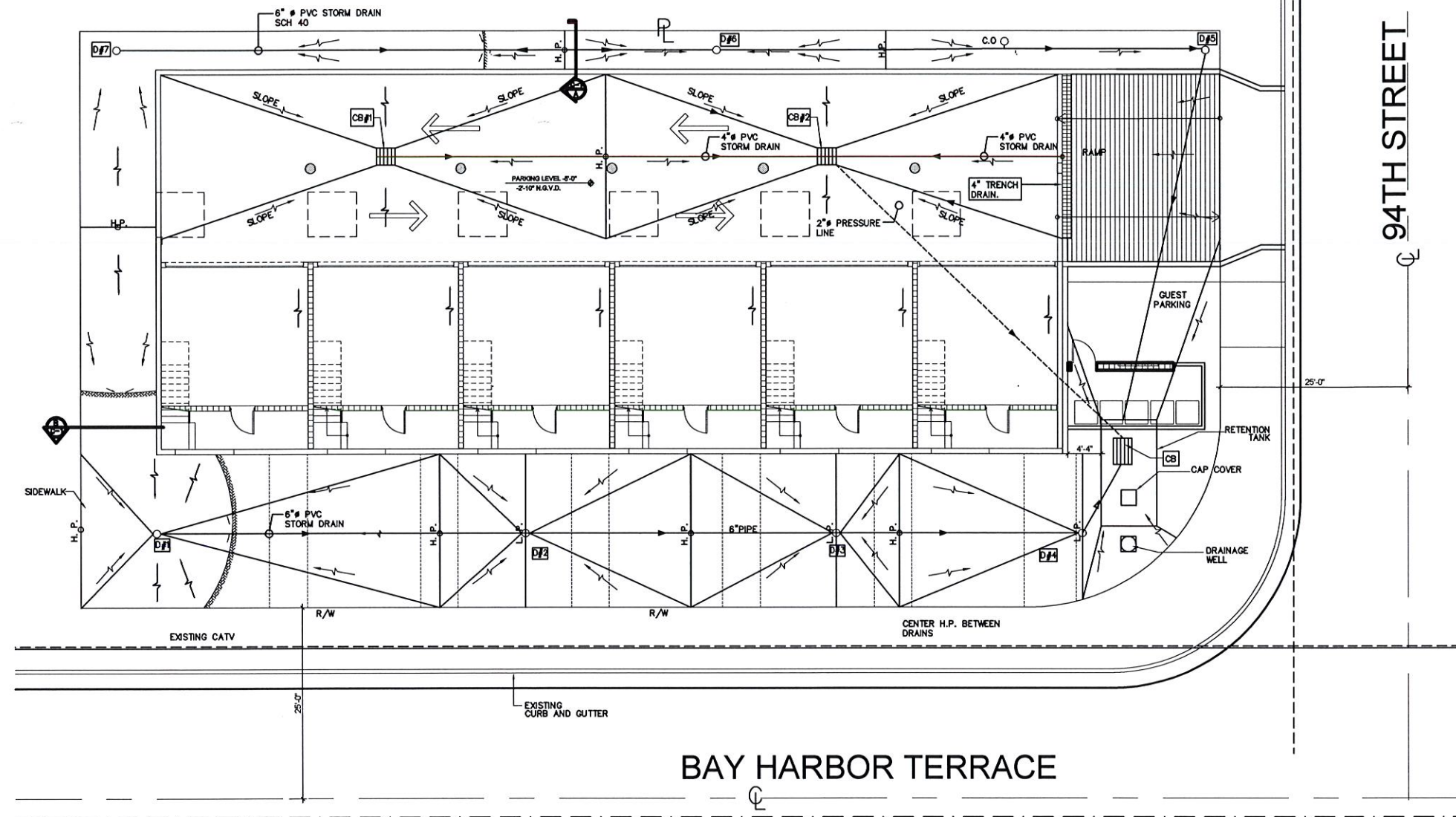
ISSUE DATE	APPROVED BY	STANDARD DETAIL
11/01/2006	V.E.F.	GS
		0.5
		SHEET 2 OF 2

MIAMI-DADE COUNTY
Building Services Dept.

CHARGE	ELEVATION	MIN. VOL. OF DETENTION	PIPE ELEVATION	CATCH BASIN	GREASE INTERCEPTOR	PIPE ELEVATION
W-1	4.6	416	2.25	4.5	# CB #1	

NOTE: ALL DRAINAGE WELLS ARE 24" PROVIDE Baffles in CB #1

E DRY WELL DETAIL



NOT FOR M.D.W.A.S.D. APPROVAL

NOTE: ALL CONSTRUCTION SHALL CONFORM TO M.D.W.A.S.D. STANDARD REQ. WATER AND SEWER CONSTRUCTION GS 0.5 SHEETS 1 & 2.

WATER MAIN PIPING SHALL CONFORM TO THE M.D.W.A.S.D. / CITY OF BAY HARBOR ISLAND SPEC.

THE CONTRACTOR SHALL PERFORM PRESSURE TESTING ON THE COMPLETE WATER MAIN IN ACCORDANCE WITH AWWA C-600 LATEST EDITION. THE PRESSURE TEST SHALL BE PERFORMED ONLY IN THE PRESENCE OF THE ENGINEER AND THE HYDRO INSPECTOR. THE CONTRACTOR SHALL GIVE 48 HOURS PRIOR NOTICE FOR TESTING.

FOLLOWING SATISFACTORY TESTING OF THE COMPLETED WATER MAINS, THE CONTRACTOR SHALL STERILIZE THE MAINS IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING AUTHORITY AND THE STATE DEPT. OF HEALTH.

THE PLANS SHOW KNOWN SUBSTANCE STRUCTURES, ABOVE GROUND STRUCTURES AND / OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED IN PARTICULAR. THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINE, SUBSURFACE STRUCTURES AND / OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.

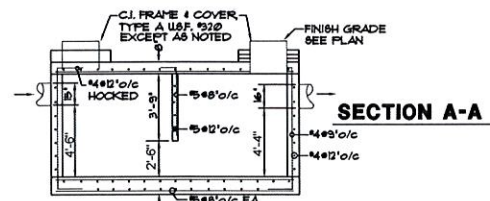
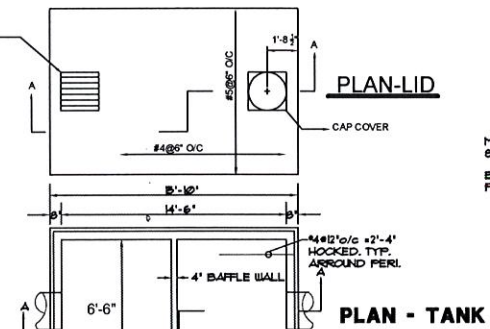
EXPLORATORY EXCAVATION SHALL BE PERFORMED WHERE CALLED FOR ON THE PLANS TO VERIFY CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. THE OWNER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST CALL UNDERGROUND UTILITIES NOTIFICATION CENTER 800-432-4770.

SEWER PIPING SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. A VERTICAL DISTANCE OF AT LEAST 18" SHOULD BE MAINTAINED WHEN A SEWER PIPE CROSSES UNDER A WATER MAIN. IF THIS IS NOT POSSIBLE, THEN THE SEWER PIPE MUST BE ENCASED IN CONCRETE WITH A MINIMUM THICKNESS OF 4". FOR A DISTANCE OF 20' CENTERING ON THE POINT OF CROSSING OR THE SEWER PIPING MUST BE OF WATER MAIN QUALITY WITH 20' LENGTHS OF PIPE CENTERING ON THE POINT OF CROSSING.

IF A CROSSING WHERE THE SEWER IS LAID ABOVE A WATER LINE IS UNAVOIDABLE, THEN THE ABOVE MENTIONED PRECAUTIONS SHALL BE OBSERVED REGARDLESS OF THE DISTANCE OF VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPING.

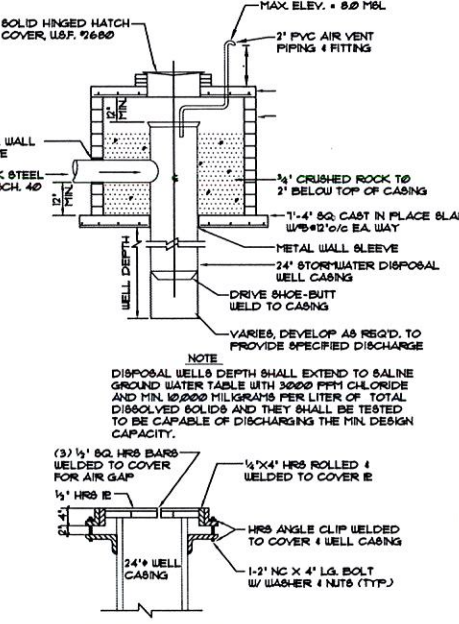
SITE PLAN

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



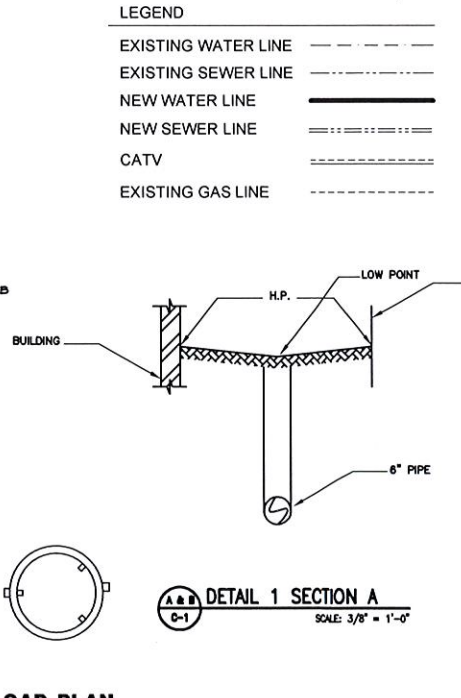
DETENTION TANK

NOTE: PROVIDE GREASE & SOL. SEPARATOR FOR CB# BEFORE DETENTION TANK.



CAP SECTION

TYP. DRAINAGE WELL



PROJECT AND OWNER:
DOLCE VITA TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARCHITECT:
itec design
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS:
HAIJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
TJ 305 445 2399 FJ 305 445 2219

CIVIL ENGINEERS:
MAURICE E. GREY, PE
EB NO. 3659 P.E. NO. 28404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33016
TJ 305 625 3072 FJ 305 625 3294

LANDSCAPE:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38 STREET
MIAMI | FLORIDA | 33155
TJ 305 790 4372

MEP ENGINEERS:
MORRIS I. KAUFMANN, PE
FL LIC. P.E. NO. 22897
7206 NW 92 TERR. TAMARAC
FLORIDA 33321
TJ 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015

ISSUE DATE: 08-11-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTH

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
MAURICE E. GRAY, PE
LIC# PE 29404

SHEET TITLE:
DRAINAGE

SCALE:

SHEET No.:
C-1

itec design inc. 2015

PERMIT SET

PERMIT APPLICATION DATE: 07-21-2015

ISSUE DATE: 08-11-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTH

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

ALL DRAWING AND WRITTEN MATERIALS HEREIN
CONSTITUTE ORIGINAL WORK OF THE ARCHITECT
AND MAY ONLY BE DUPLICATED WITH THEIR
WRITTEN CONSENT.

SEAL:

SIGNATURE:
MAURICE E. GRAY, PE
LIC# PE 29404

SHEET TITLE:
WATER AND SEWER

SCALE:

SHEET No.:

C-2

itedesign inc. 2015

NOTE:
CONTRACTOR IS TO VERIFY THE LOCATION
AND CONDITION OF EXISTING 2" Ø MAIN
WATER SUPPLY.

SEE DETAIL 1/C-2

GATE VALVE

2" BALL VALVE & VALVE BOX

EXISTING 2" Ø
HEADER SUPPLY

1 1/2"x2" COPP. STOP

SITE PLAN

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

LEGEND:

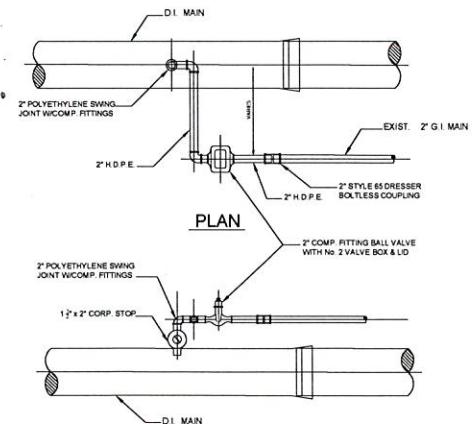
- ① EXISTING CORPORATION STOP (NOTES 1&2 APPLIES)
- ② EXISTING HEADER SUPPLY - 2" PIPE
- ③ EXISTING 2" BALL VALVE & VALVE BOX
- ④ 2"x2" POLYETHYLENE TEE
- ⑤ HEADER - 2" PIPE
- ⑥ 2"x1" TEE
- ⑦ 2" POLYETHYLENE PLUG
- ⑧ METER BOX - SINGLE SERVICE
- ⑨ 1" SERVICE PIPE
- ⑩ GATE VALVE

NOTES:

- 1. MAXIMUM OF 10'-5/8" METER OR 5'-1" METERS.
- 2. FOR LARGER DEMAND SEE WS 4.16 SHEET 2 OF 2.
- 3. METERS WILL NOT BE INSTALLED IF THE METER BOXES
ARE IN A DRIVING SURFACE.

DETAIL PIPELINE SCHEMATIC

SCALE: N.T.S.



SECTION

NOTES:

- 1. INSTALL TAPPING SADDLE FOR
THICKNESS CLASS D.I. MAINS 4" NOMINAL DIAMETER.
PRESSURE CLASS D.I. MAINS 10" AND SMALLER NOMINAL DIAMETER.
IF TAP CAN BE MADE AT A 45 ANGLE, SWING JOINT MAY BE ELIMINATED.
USE CORP STOP W/CO.P. FITTING.
- 2. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY
STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH
POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE
MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE WATER
METER BOX.

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- NEW WATER LINE
- NEW SEWER LINE
- CATV
- EXISTING GAS LINE

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: June 1st, 2016

Subject: Site Development Plan Application
Dolce Vita - 6 DU Townhome Complex
1085 94th Street
Bay Harbor Islands Acct. No. MB2015-97
MMPA Acct. No. 01-0702-1016

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the **most recent revised plans** (dated 05/31/16) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In July 2013, the Town received an application for a pre-DRC review for the subject property. The conceptual plans were reviewed and initial comments were provided to the project architect to allow the applicant's design team time to address the comments / modify the plans. The Town's DRC did not meet at that time due to the extensive Code / design issues with the original plans. It was felt that a DRC meeting would be ineffective due to the major design changes that needed to be made to comply with minimum Code requirements. In September 2013 the Town received a formal Site Development Plan submission with a revised set of plans. The DRC met and the application was again reviewed, but action was deferred to allow the applicant's design team time to address the comments / modify the plans. No activity occurred until May 2014. On May 22nd, 2014 the Town / MMPA received a new "revised" Site Development Plan submission. The DRC met several times and the application was recommended for approval subject to several changes being made. Once again, no activity occurred until May 2015 when a new Site Development Plan application was submitted for a new design. The Town's DRC met several times and recommended approval of the

**Site Development Plan Application
Dolce Vita - 6 DU Townhomes
1085 94th Street
Planning and Zoning Board Staff Report
June 1st, 2016
Page 2**

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.

On February 2nd, 2016, the Planning and Zoning Board discussed this project but deferred the application, advising the applicant to make several changes. Since that time, the Town received several revised sets of plans that address most of the previous PZB design comments; several of the previous PZB design comments are not the desire of the developer / owner and have not been revised.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1085 94th Street

Legal Description: Lot 10 of Block 13, "Bay Harbor Island" Subdivision, 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 (itecdesign), as agent for the property owner, Arman Corporation, has submitted a new revised Site Development Plan application to allow for the construction of a proposed six (6) unit townhouse development (11 DU project previously reviewed for this site) located at 1085 94th Street. The proposed dwelling units will be 2,434 square feet of A/C space plus balconies, etc. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on top of a one-story garage / storage area that is partially below grade. One (1) two-way driveway connection to 94th Street is proposed providing access to six (6) individual two-car garages that are depressed 4'-2" below grade. On the building rooftop are six individual private terraces. The proposed new building is 4-stories in height (3 floors of residential over 1st floor parking / storage @ 30'-0" above BFE).

The survey submitted indicates that there is currently one (1) single-story residential complex on the site and the Miami-Dade County Property Appraisers website indicates there are a total of six (6) DU. The survey also indicates that the lot is 11,116 square feet or .26 acres in size (corner lot – loss of corner arc area). Based on the above this would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The developer is proposing to build only six (6) residential units (23.53 DUA) which would not require the developer to obtain any TDR units. The site will have three (3) TDR units available upon redevelopment.

According to the Town's 2006 Historic Structure Survey, the existing 6 DU complex was built in 1950. The architectural style is listed as Masonry Vernacular with International features (FMSF No. DA10143).

The adjoining development sites include a 2-story complex to the immediate north @ 14 DU / 27.1 DUA / 2 floors of multifamily residential use. The site to the immediate east is a 3-story complex @ 21 DU / 40.7 DUA / 3 floors of multifamily residential use. To the south, across 94th Street, is a 6-story complex @ 70 DU / 54.3 DUA / 6 floors of multifamily residential use. To the west across Bay Harbor Terrace is a one-story bank drive-through. This area of the Town is predominated mostly by a mixture of low-rise / mid-rise residential complexes. However, to the west of the site across Bay Harbor Terrace is a drive-thru bank site and the Ruth K. Broad K-8 School complex. The Town's Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 5+/- stories in height. Therefore, the proposed development is deemed generally consistent with the Town's vision.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping, density limits and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase density if approved by the Town Commission. Since the developer is seeking to build only six (6) DU and nine (9) DU are allowed by right, no additional TDR units are required. The site will have three (3) TDR units available upon redevelopment. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The subject property has a Zoning classification of RM-2 Multiple Family Zoning District. The proposed use of the property is consistent with this zoning classification. The most recent design plan now meets minimum Code requirements.

PLATTING

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

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

As stated above, the Site Development Plan depicts access to the site from 94th Street via one (1) two-way driveway connection that provides access to six (6) individual garages (2 spaces per DU) that are depressed 4'-2" below grade. The Town requires at least 23 feet width of pavement for 2-way driveways which the plan meets. Twelve (12) parking spaces are provided through the use of six (6) two-car garages. There is also one (1) guest parking space provided in the front yard area on 94th Street, as this redevelopment project utilizes a common driveway design.

A preliminary Fire Department staging area is shown in the Town's right-of-way along Bay Harbor Terrace. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building does not exceed 120 feet in length and it does not exceed 45 feet in height, therefore a formal breezeway is not required, nor is building angulation required.

PLANNING AND ZONING BOARD REQUESTED CHANGES

On February 2nd, 2016 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has addressed / attempted to address / responded to all of the requests. Below are the requested changes:

1. *Reduce the entrance driveway to 20-feet in width.*

The applicant has reduced the driveway entrance in the Town swale to 20-feet in width. Once inside the site the driveway is shown expanding to 25'-8". It would be possible to narrow more of the driveway to nearer to the building and not compromise vehicular movements.

2. *Add landscaping buffer between the ramp and guest parking / trash enclosure.*

The applicant has added a landscape strip between the driveway to the garage and the guest parking space.

3. *Air conditioning units are to be relocated to the roof.*

The applicant has not relocated the A/C units. The applicant stated that relocating the A/C units to the roof is not the desire of the owner.

4. *Soften the south and west façade.*

The applicant has stated that the upper volume of the façade was changed and is similar to the decking material while the base of the building is more like a stone tile. MMPA feels more could have been done to address this request.

5. *Adjust the floor-to-floor heights on the first floor so the ramp is not too steep.*

The applicant has addressed the steepness of the driveway ramp.

6. *Make more architectural enhancements to the plans.*

The applicant has stated that they added more landscaping to soften the west elevation and provided greater separation between the units to enhance the residential feel rather than the previous glass façade. MMPA feels the design is very similar to the design reviewed by the PZB on 2/2/16.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated May 31st, 2016 submitted to the Town for consideration. If the PZB feels additional conditions / modifications are necessary these should be added as well.

- 1) This approval is based on the Site Development Plans prepared by itecdesign dated May 31st, 2016. Any substantial changes requested after the PZB approval may require a separate re-approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) Payment of all required Town impact fees prior to issuance of building permits.
- 3) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 4) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

AGENDA ITEM REPORT

June 21, 2016

ITEM NUMBER: 2.

ITEM: Request for approval for a new multi-family dwelling for “Atlantis” located at 1170 103 Street, Lots 6-7 of Block 5. The developer is proposing to construct a new thirty (30) unit multi family residential complex. On March 1, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested. Enclosed please find the revised site plan and elevations. (Item #2)

DESCRIPTION:

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

RECOMMENDED ACTION:

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

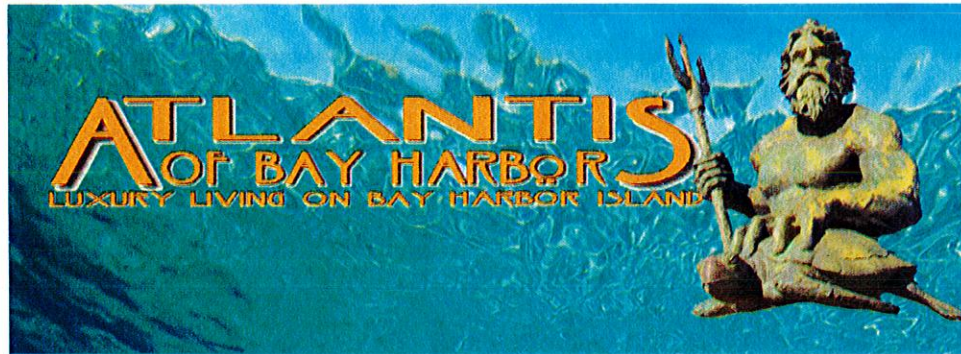
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	Atlantis6.21.16.pdf
2.	Staff Report	PZB Staff Report June 14 2016.pdf



BAY HARBOR ISLANDS

1170 - 103 rd STREET.
BAY HARBOR ISLAND , FLORIDA 33154

AMERICAN BUILDING ENGINEERS

ARCHITECT - ENGINEER - INTERIOR DESIGN
LICENSE # AA26003224, # IB26001734
1842 OAKLAND PARK BLVD. - FORT LAUDERDALE, FL - 33306
(305) 681-5563 FAX (954) 739-5153
Email: info@abeincusa.com

KIM MOYERS LANDSCAPE ARCHITECT

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

HOLLAND ENGINEERING, INC CIVIL ENGINEERING

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

COVENANT ENGINEERING INC. MEP ENGINEERING

4149 SW 47TH AVENUE, SUITE 3C
DAVIE, FLORIDA 33144
PH: 954 894 9112

PZB SET

SHEET SCHEDULE

SHEET	DESCRIPTION
CV-1	COVER SHEET
CV-2	ANALYSIS & DATA SUMMARY
SP-1	SITE PLAN
SP-2	SITE SATELLITE LOCATION
SP-3	SITE DETAILS
SP-4	SITE PHOTOS AND ADJOINING BUILDINGS
SP-5	SURVEY
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L-1	LANDSCAPE PLAN
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PH-1	SITE PHOTOMETRIC

PERMIT ISSUE:

REVISIONS:

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1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
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10281 W. BAY HARBOR LLC.
7657 NW 50th Street Miami FL 33154

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

COVER SHEET

ATLANTIS OF BAY HARBOR ISLANDS

1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT # 14,049

SHEET # 1

CV-1

PRINT DATE
June 3, 2016

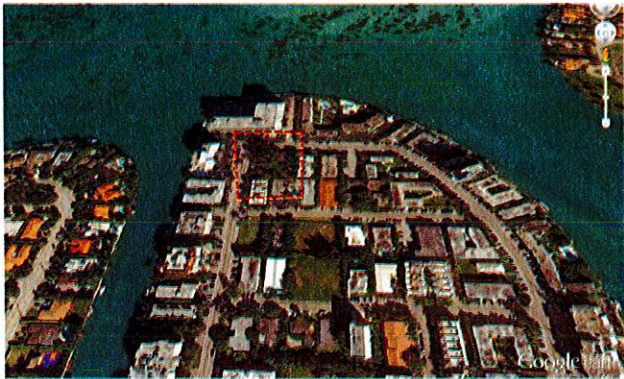
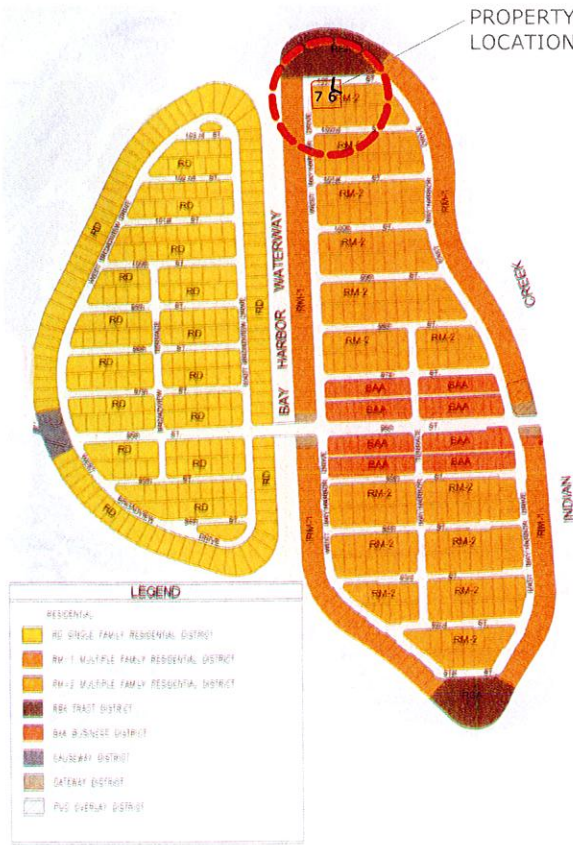


PHOTO OF THE PROPOSED LAND DEVELOPMENT



PHOTO OF THE PROPOSED BUILDING



LAND DEVELOPMENT DESIGNATION MAP (RM-2)

BUILDING OCCUPANCY
ARRANGEMENT

UNIT	Sq. ft / UNIT	# OF BED / # OF BATH	BALCONY / TERRACE
201 (LEVEL 2)	2,114 SF	3 BED / 2 BATH	476 SF
202 (LEVEL 2)	1,568 SF	2 BED / 2 BATH	144 SF
203 (LEVEL 2)	1,909 SF	3 BED / 2 BATH	392 SF
204 (LEVEL 2)	2,280 SF	3 BED / 3 BATH	434 SF
205 (LEVEL 2)	1,385 SF	2 BED / 2 BATH	188 SF
206 (LEVEL 2)	1,716 SF	2 BED / 2 BATH	406 SF
301 (LEVEL 3)	1,996 SF	3 BED / 2 BATH	458 SF
302 (LEVEL 3)	1,568 SF	2 BED / 2 BATH	144 SF
303 (LEVEL 3)	1,910 SF	3 BED / 2 BATH	392 SF
304 (LEVEL 3)	2,200 SF	3 BED / 3 BATH	416 SF
305 (LEVEL 3)	1,301 SF	2 BED / 2 BATH	188 SF
306 (LEVEL 3)	1,540 SF	2 BED / 2 BATH	370 SF
401 (LEVEL 4)	1,856 SF	3 BED / 2 BATH	297 SF
402 (LEVEL 4)	1,459 SF	2 BED / 2 BATH	108 SF
403 (LEVEL 4)	1,664 SF	3 BED / 2 BATH	247 SF
404 (LEVEL 4)	2,035 SF	3 BED / 3 BATH	272 SF
405 (LEVEL 4)	1,301 SF	2 BED / 2 BATH	125 SF
406 (LEVEL 4)	1,540 SF	2 BED / 2 BATH	238 SF
501 (LEVEL 5)	1,656 SF	3 BED / 2 BATH	262 SF
502 (LEVEL 5)	1,434 SF	2 BED / 2 BATH	72 SF
503 (LEVEL 5)	1,649 SF	3 BED / 2 BATH	194 SF
504 (LEVEL 5)	1,924 SF	3 BED / 3 BATH	258 SF
505 (LEVEL 5)	1,143 SF	2 BED / 2 BATH	157 SF
506 (LEVEL 5)	1,287 SF	2 BED / 2 BATH	253 SF
601 (LEVEL 6)	1,595 SF	3 BED / 2 BATH	216 SF
602 (LEVEL 6)	1,525 SF	2 BED / 2 BATH	72 SF
603 (LEVEL 6)	1,508 SF	3 BED / 2 BATH	151 SF
604 (LEVEL 6)	1,819 SF	3 BED / 3 BATH	194 SF
605 (LEVEL 6)	1,253 SF	2 BED / 2 BATH	125 SF
606 (LEVEL 6)	1,287 SF	2 BED / 2 BATH	199 SF
TOTAL	49,422 SF		7,448 SF

ADDITIONAL NOTES

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

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

ZONING DATA SUMMARY

FIRST LOT SIZE 11,250 Sq.ft SECOND LOT SIZE 11,116 Sq.ft
COMBINED AREA OF BOTH LOTS 22,366 Sq.ft SEE ATTACHED SURVEY

LEGAL DESCRIPTION (BOTH LOTS) Lots 6 and 7, Block 5 of Bay Harbor Island, according to the plat thereof, as recorded in plat book 46, at page 5, of the public records of Miami-Dade County, Florida.

NOTE unity of title will be provided at a later date

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

ZONING DESCRIPTION AND CLASSIFICATION
RM2 - MULTI FAMILY RESIDENTIAL DISTRICT (SEE MAP PROVIDED)

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

PROPOSED DENSITY	REQUIRED	PROPOSED
30 DU (58.8 DUA), WHICH REQUIRES TO ACQUIRE 13 TDR UNITS		
SET BACKS		
-FRONT		
Building less than 30'-0" in height allowable 20' feet	20'-0"	20'-0"
Building less than 45'-0" in height allowable 25' feet	25'-0"	25'-0"
Building less than 65'-0" in height allowable 30' feet	30'-0"	30'-0"
For every 3'-0" vertical rise, 1'-0" horizontal setback thereafter, since the property has 2 frontage, it will have 2 frontage setbacks.		
-REAR 10'-0"		
-SIDE 10% OF STREET FRONTAGE		

FOR A 65'-0" TALL BUILDING SET BACK REQUIREMENTS

103 Street (North Frontage) 20'-0" BASE TO 30'-0"
W Bay Harbor Drive (West Frontage) 20'-0" BASE TO 30'-0"
Side set back (East) 10% of 150 feet = 15 FEET 15'-0" BASE + 11'-8" or 26'-8"
Rear set back (South) 10'-0" BASE + 11'-8" or 21'-8"

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

	ALLOWABLE	PROPOSED
North Side (Street)	38'-3"	30'-0"
East Side	40'-0"	36'-0"
South Side (Rear)	38'-3"	30'-0"
West Side (Street)	40'-0"	34'-0"
MAXIMUM HEIGHT ALLOWANCE	65'-0" above BFE	65'-0" above BFE
MAXIMUM BUILDING HEIGHT		
LANDSCAPE REQUIREMENTS		
20% OF LOT AREA (GROUND LEVEL)		
Total of 2 lots 22,366 X 0.20	4,473 Sq.ft (20%)	5,770 Sq.ft = 25.8%
LANDSCAPE ROOF DECK REQUIREMENT		
15% OF (ROOF DECK) used for recreation		
Total Area 7,830 Sq.ft	1,173 Sq.ft (15%)	1,808 Sq.ft = 23.1%
PARKING REQUIREMENTS		
2 Resident parking spaces per apartment	60	61
HC (Handicap parking)	2	2
VISITOR PARKING	2	2
LOADING SPACE	1	1
		66 Total Spaces
Resident Storage (25 SF X 7' H)	30	30

PERMIT ISSUE:

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

ANALYSIS & DATA SUMMARY

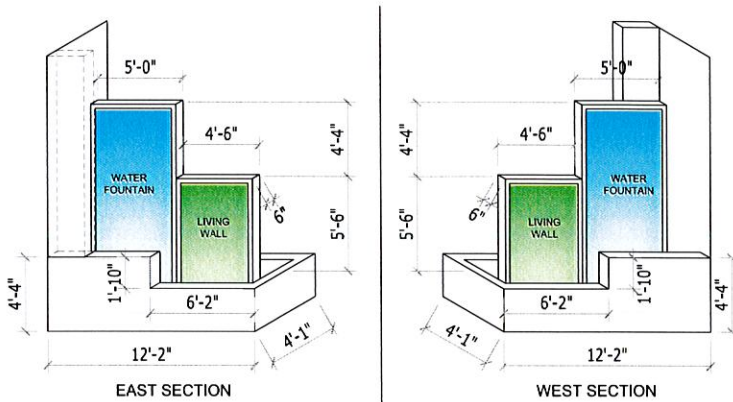
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

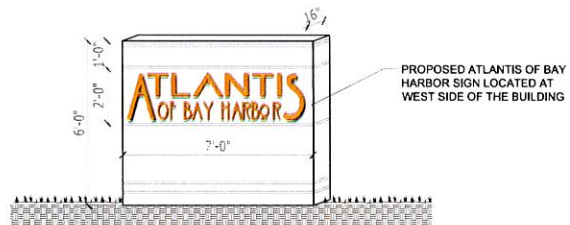
SHEET #:

CV 2

PRINT DATE:
June 3, 2016



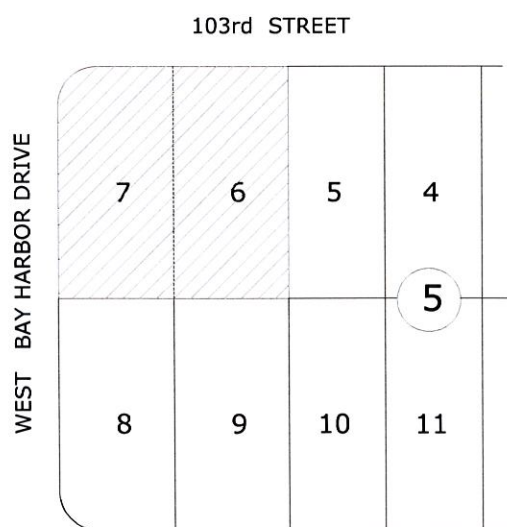
WATER FEATURE / LIVING WALL
SCALE: NTS
SP-1



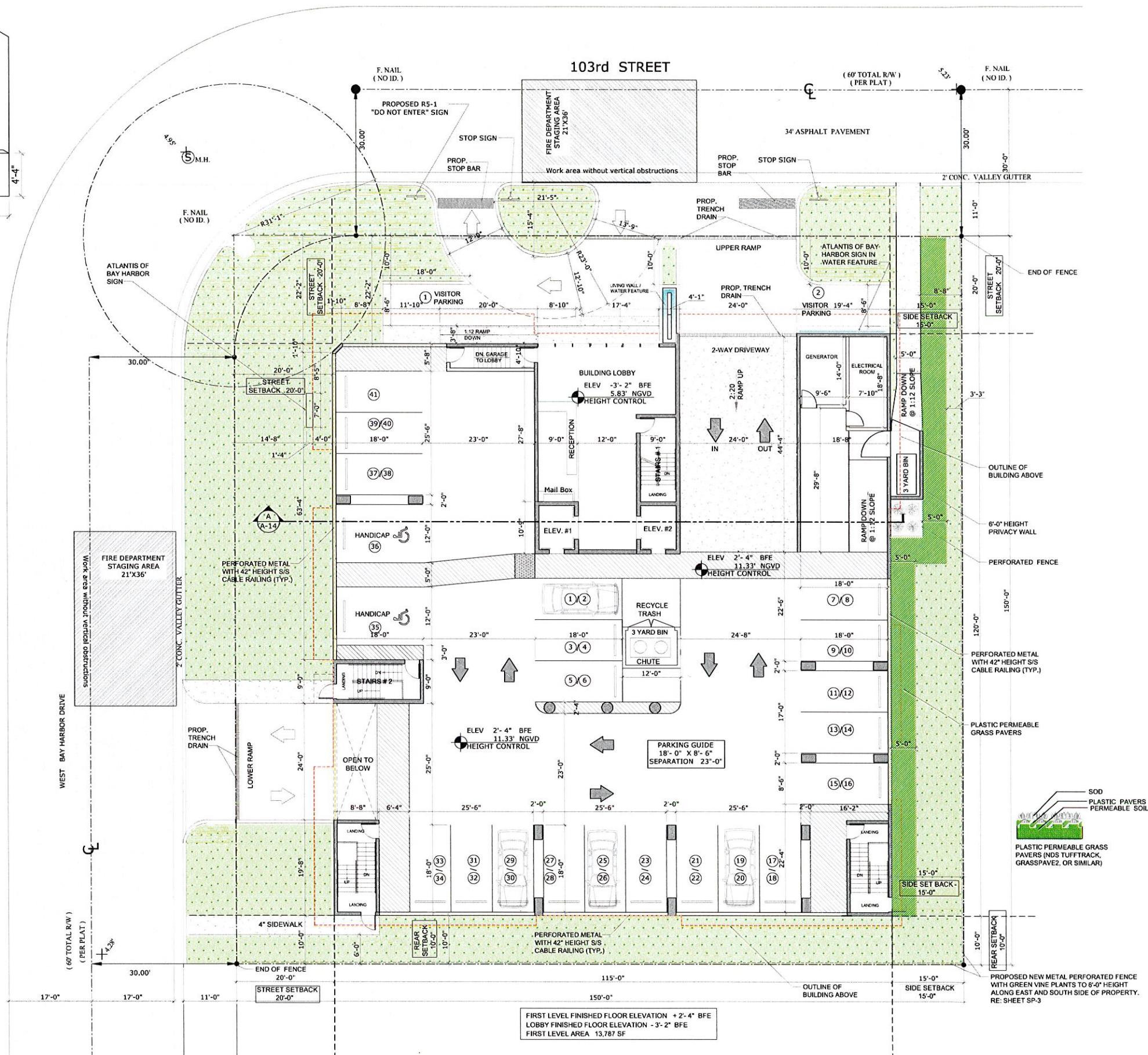
PROPOSED SIGN
SCALE: NTS
SP-1

FIRE DEPARTMENT STAGING AREA

The diagram shown is the required area by the fire department truck to operate without any aerial obstructions. These staging areas are flexible and can move anywhere on the street side along the 150' feet stretch of both sides of the building as needed by the Fire Department.



LOCATION MAP
SCALE: NTS
SP-1



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

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SITE PLAN

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd, Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #:

14.049

SHEET #:

SP-1

PRINT DATE:

June 3, 2016



ROOF RENDERING



RENDERING - STREET FRONT VIEW 103rd STREET



PROPOSED NEW BUILDING

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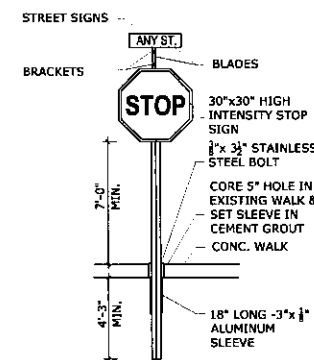
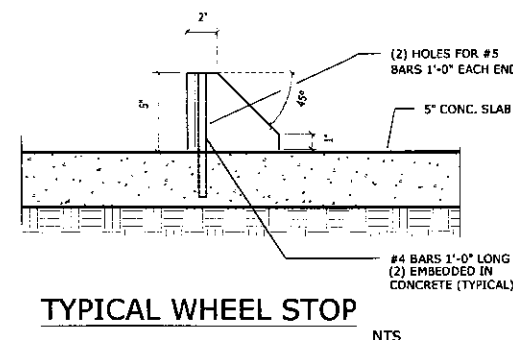
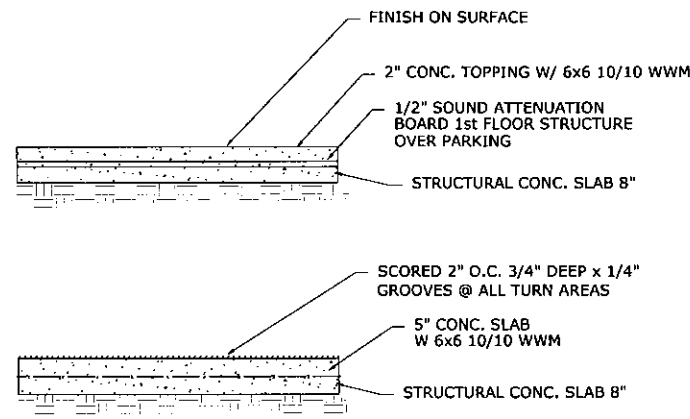
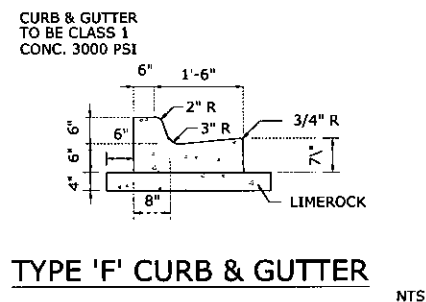
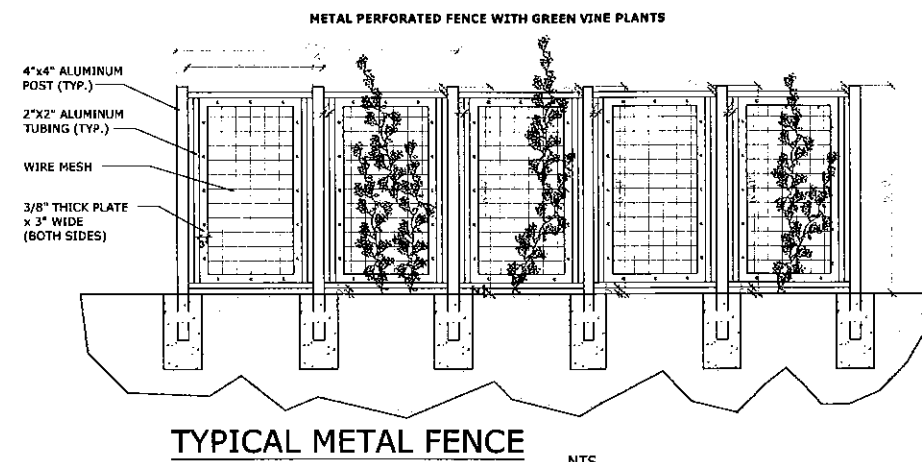
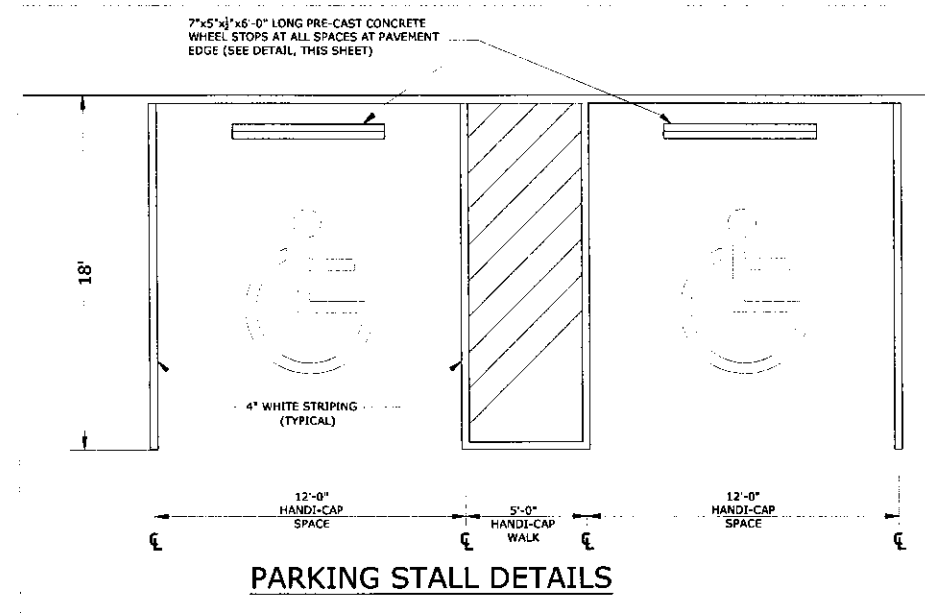
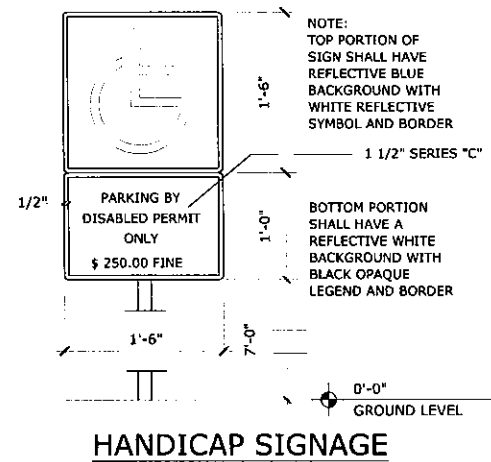
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7657 NW 50th Street Miami FL 33154

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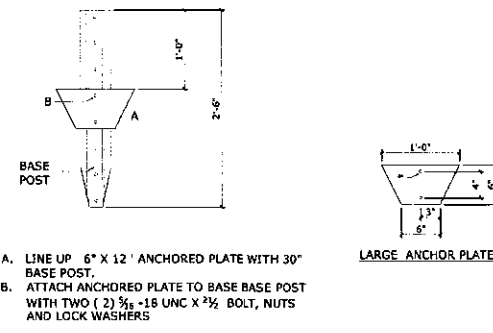
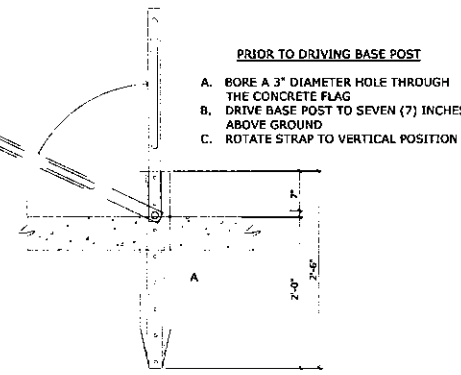
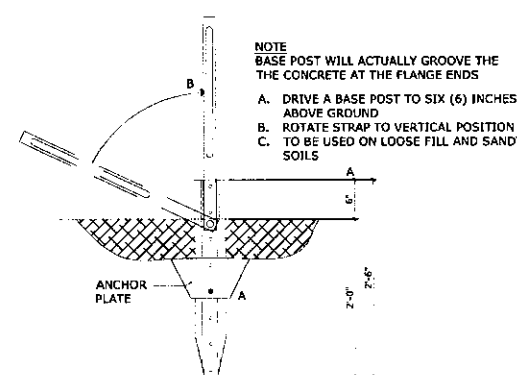
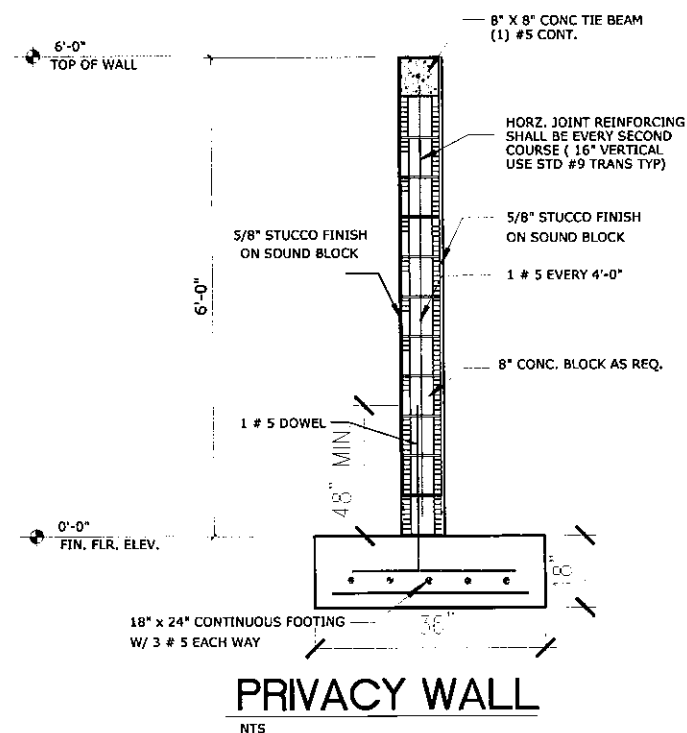
SITE SATELLITE LOCATION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

LEGAL DESCRIPTION
LOTS 6 AND 7 BLOCK 5 "BAY HARBOR ISLAND" ACCORDING TO THE PLAT
THERE OF AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA
SITE STATISTICS
LAND - USE MH- MED-HIGH DENSITY RESIDENTIAL

PROJECT # 14.049
SHEET #
SP-2
PRINT DATE:
June 3, 2016



- NOTES:**
- STOP SIGN PLACEMENT SHALL BE AT RADIUS, WHEN POSSIBLE (6' MIN/30' MAX FROM THOROUGHFARE).
 - AT CURBED LOCATIONS, SIGN SHALL BE 2' FROM EDGE OF SIGN FACE OF CURB. AT UNCURBED LOCATIONS, SIGN SHALL BE 6" TO 12" FROM EDGE OF PAVEMENT. WHERE SIDEWALK ABUTS CURB, SIGN SHALL BE PLACED IN SIDEWALK AS SHOWN.
 - STOP BAR AND STOP SIGN SHALL BE PLACED ADJACENT TO EACH OTHER, WHEN POSSIBLE. WHEN A CROSSWALK IS PRESENT, THE STOP BAR SHALL BE PLACED 4" CLEAR FROM CROSSWALK STRIPING.
 - FLAT BLADE: ALCOA #85054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3877 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 9" x 12" MIN. H, 24", 30" OR 36" L.
 - LETTERS: NAME-6" & 9" SERIES 'B' #3870 HIGH INTENSITY (SILVER) OR EQUAL - SUFFIX-4.5" SERIES AS ABOVE.
 - 9" BLADES WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
 - 12" BLADES WITH 9" LETTERS:
 - THOROUGHFARE ROADS FOUR LANES OR WIDER.
 - TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
 - ONLY ONE BLADE WILL BE USED INDICATING THE SIDE STREET NAME.



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SITE DETAILS

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

SHEET #: **SP-3**

DATE: June 3, 2016

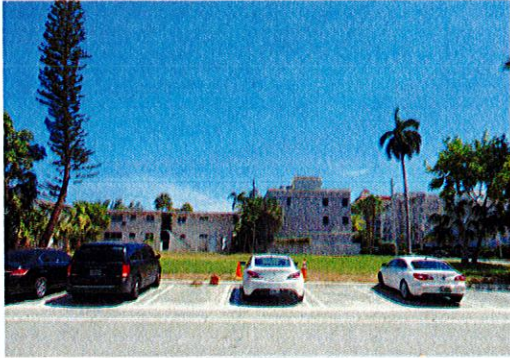
EXISTING PROPERTY VIEW FROM DIFFERENT ANGLES AND ADJOINING PROPERTY



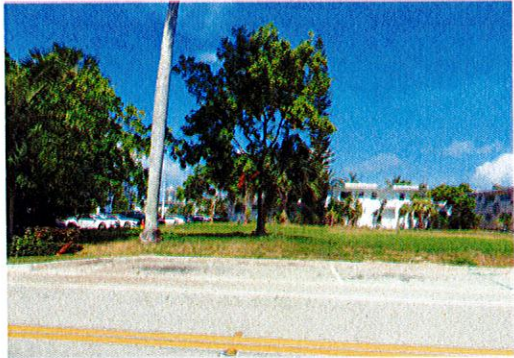
103 ST. BAY HARBOR



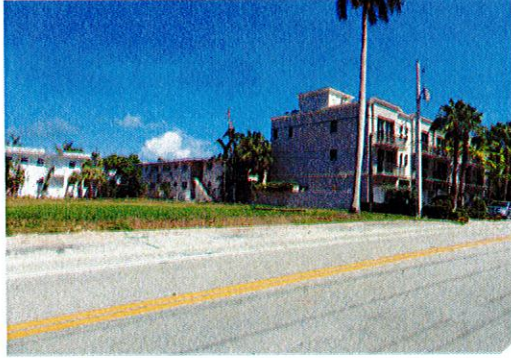
NORTH WEST CORNER



NORTH SIDE ENTRANCE



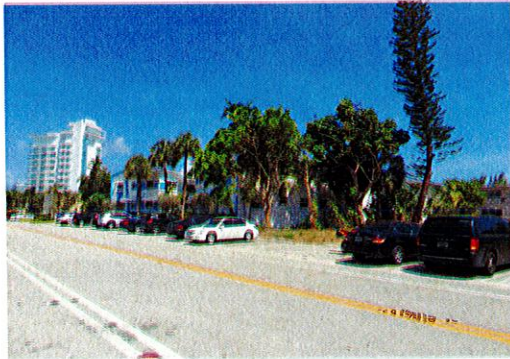
WEST SIDE FRONTAGE



WEST SIDE LOOKING SOUTH



NORTH SIDE LOOKING WEST



NORTH LOOKING TO ADJOINING EAST BUILDING



WEST SIDE ADJOINING BUILDING



VIEW ACROOS WEST SIDE



WEST SIDE VIEW TO THE NORTH

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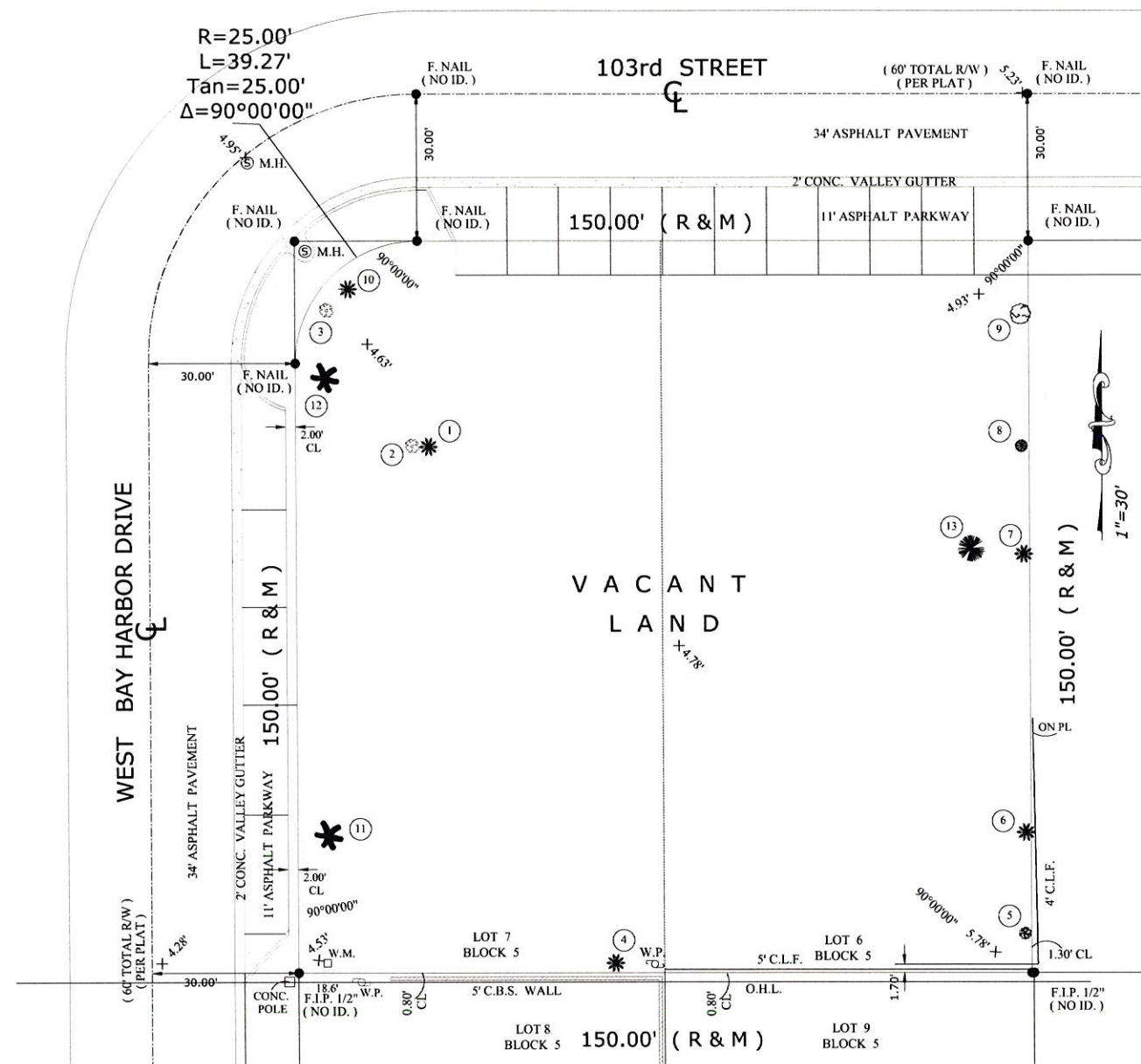
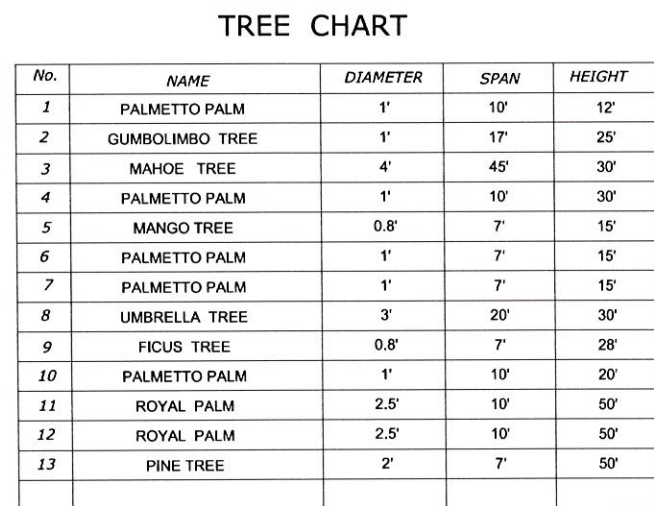
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PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

SITE PICTURES &
ADJOINING BUILDINGS
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14,049

SHEET #:
SP-4

PRINT DATE:
June 3, 2016



BLANCO SURVEYORS, INC
Engineers - Land Surveyors - Planners
555 North Shore Drive
Miami Beach, FL 33141

SITE SURVEY

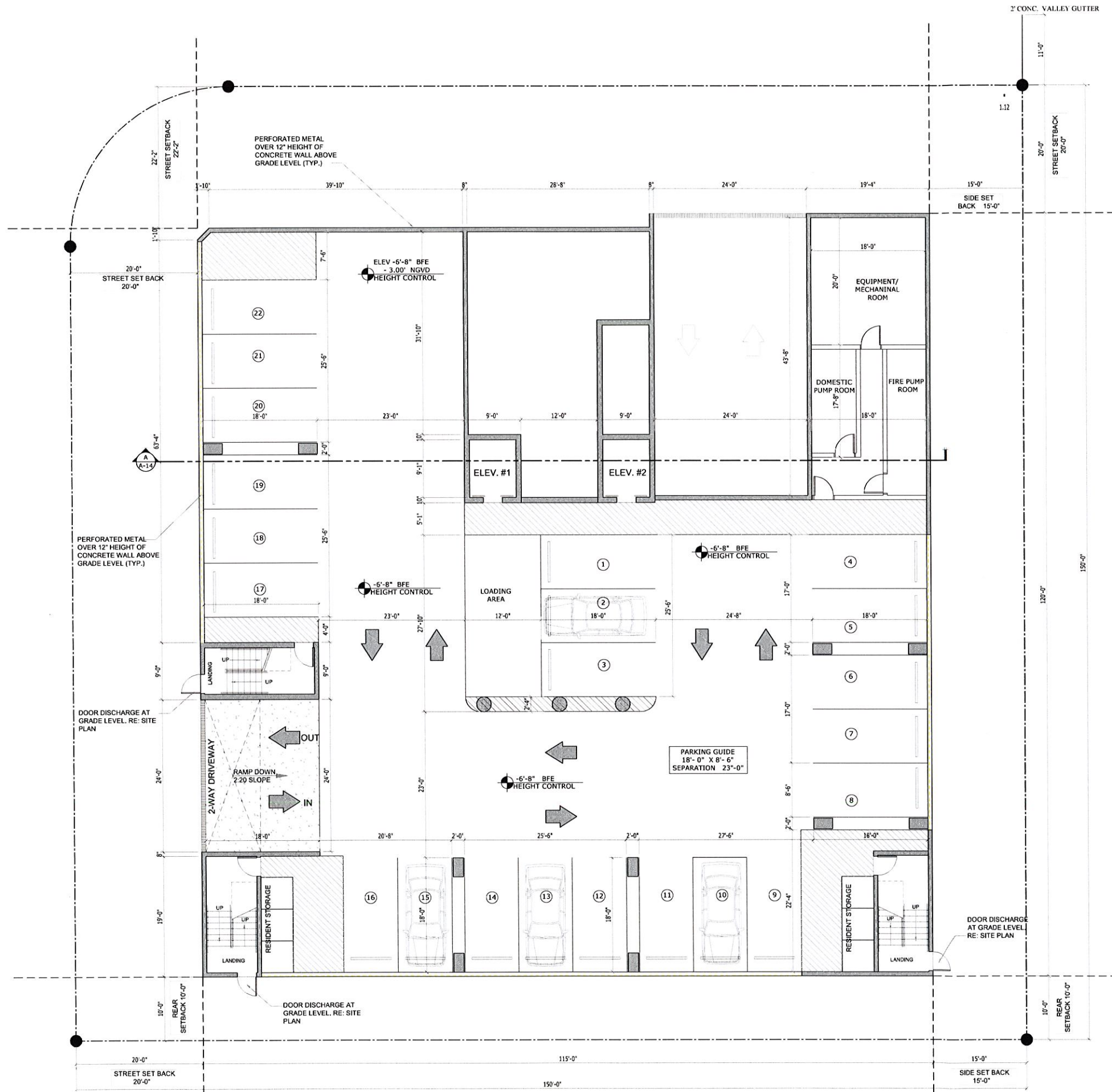
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SURVEY	ATLANTIS OF BAY HARBOR ISLANDS 1170 - 103rd. Street BAY HARBOR ISLANDS, FLORIDA 33181
PROJECT #:	14.049
SHEET #:	SP-5
PRINT DATE:	June 3, 2016



LOWER GARAGE FLOOR PLAN

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

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A-1



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GROUND LEVEL FLOOR PLAN

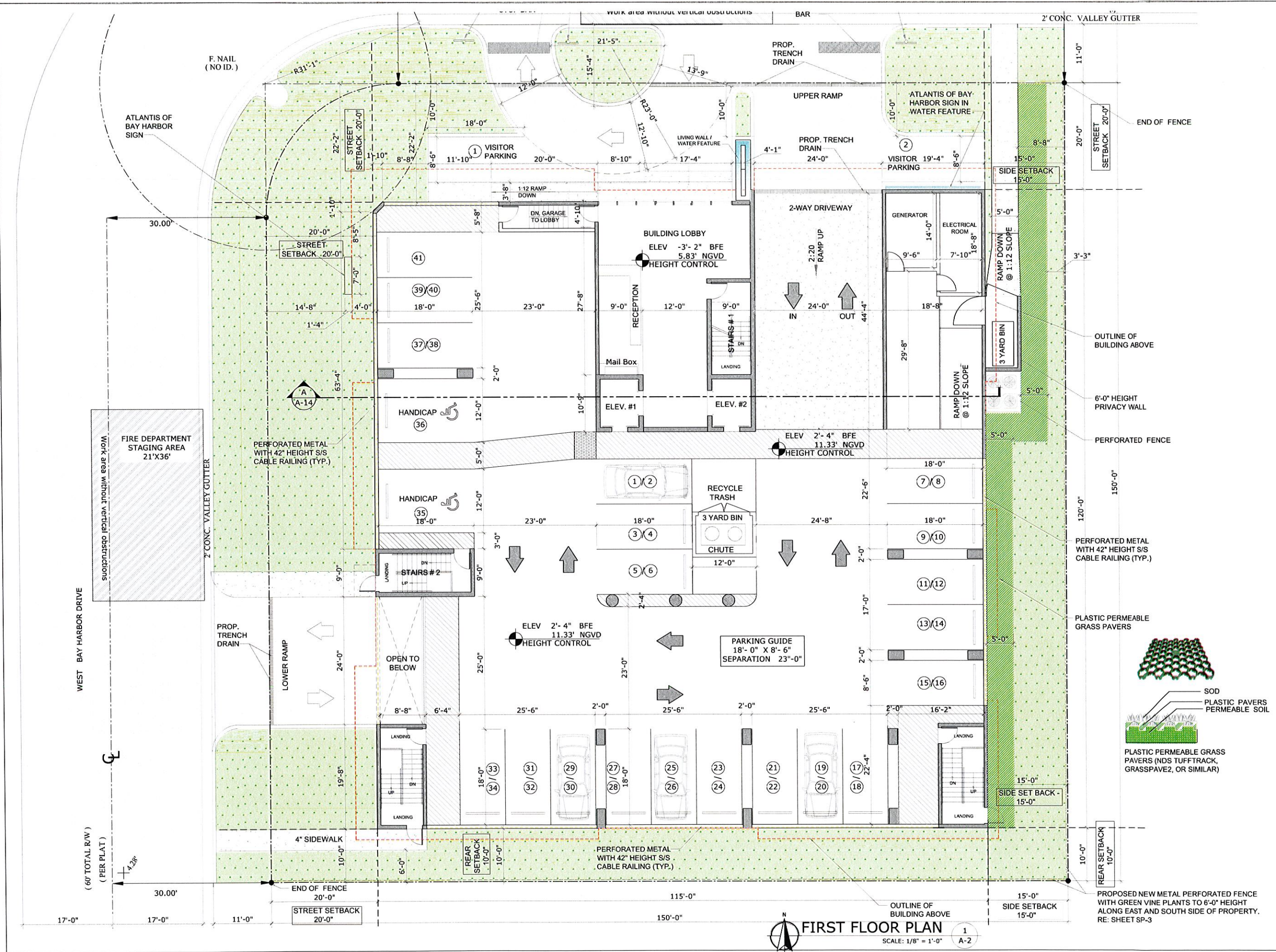
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT # 14.049

SHEET #

A-1

PRINT DATE
June 3, 2016



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ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
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FIRST FLOOR PLAN

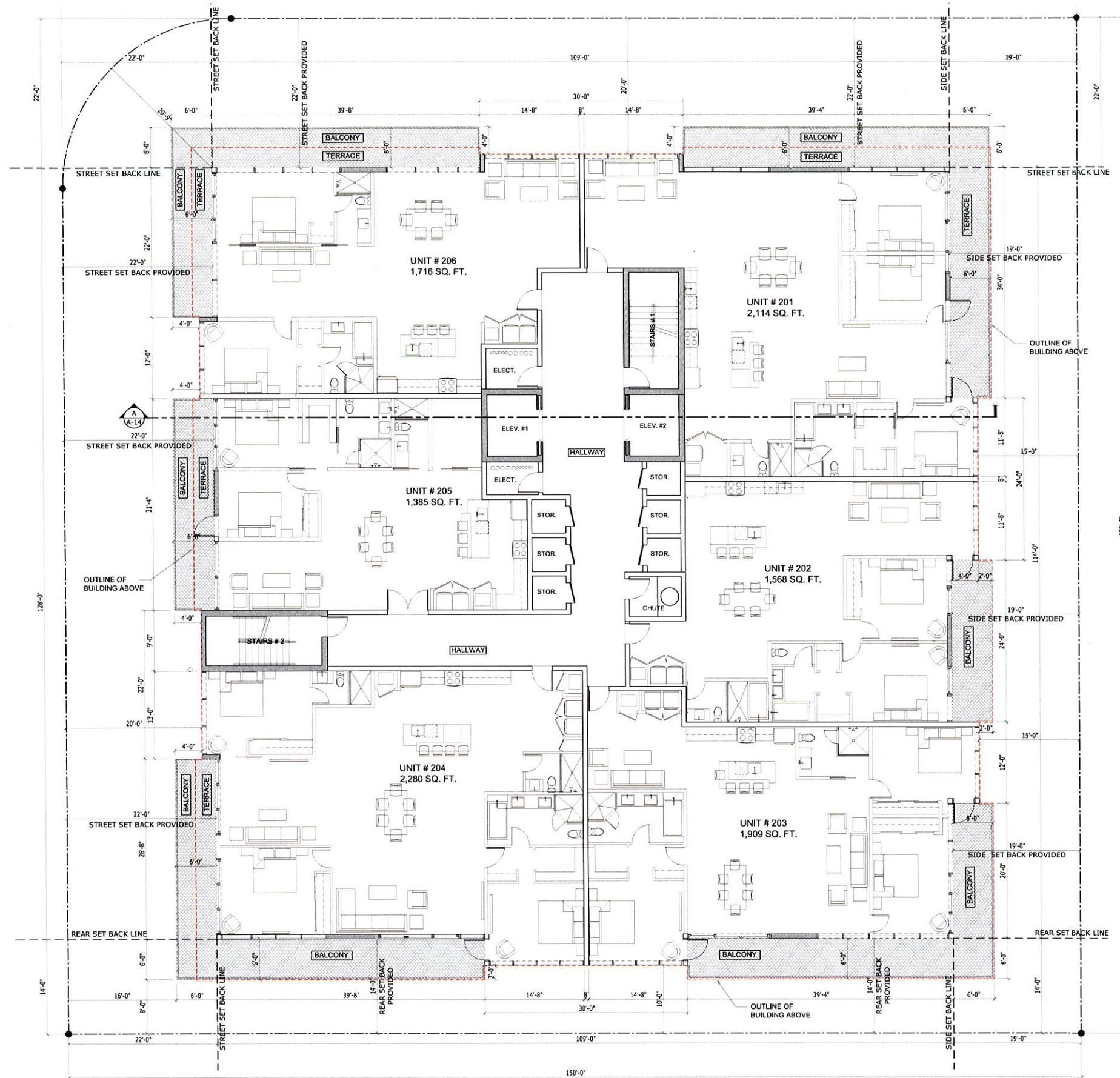
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BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

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A-2

PRINT DATE: June 3, 2016



SECOND FLOOR PLAN

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

1

A-3

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SECOND FLOOR PLAN

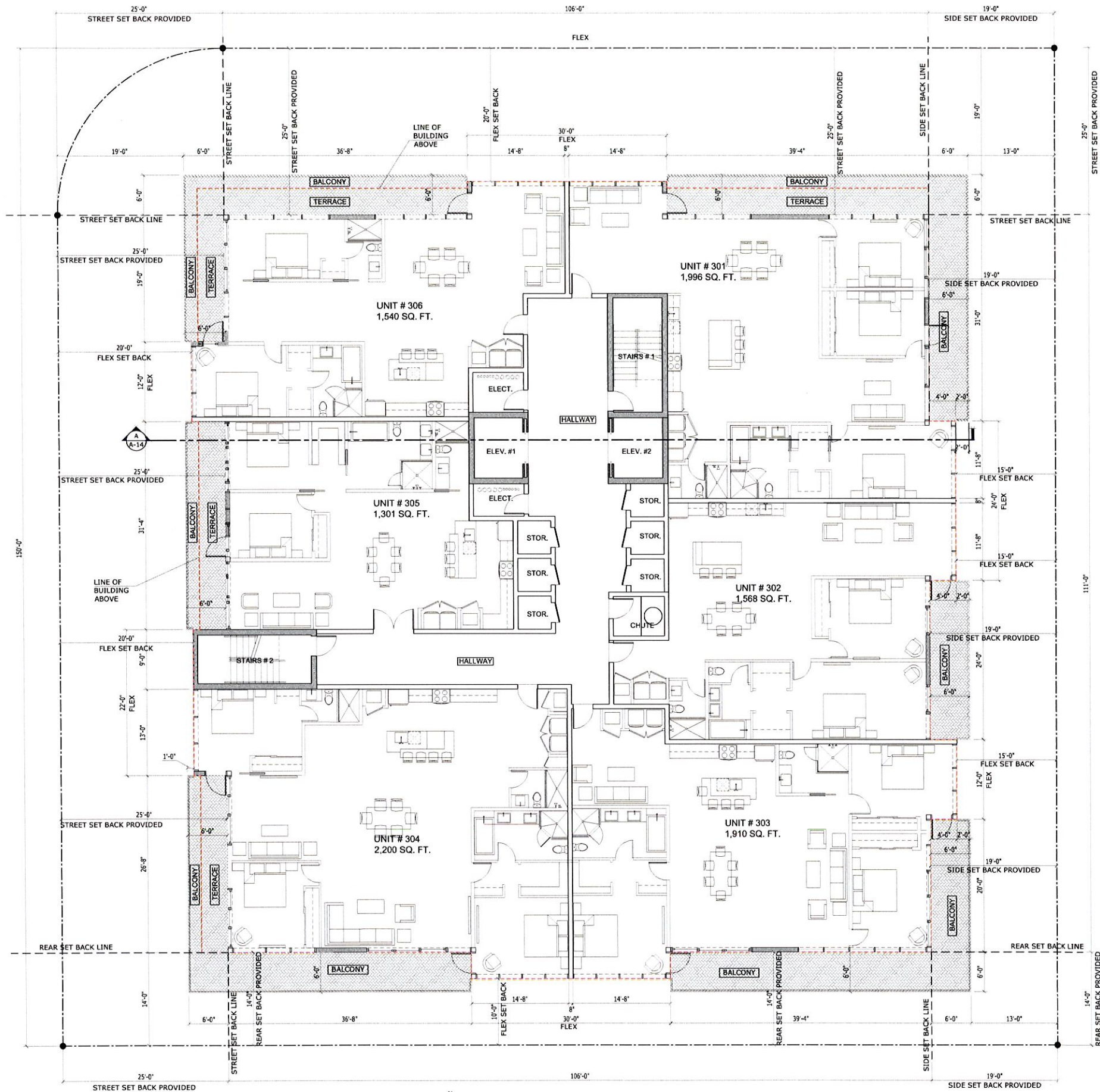
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THIRD FLOOR PLAN

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

1

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THIRD FLOOR PLAN

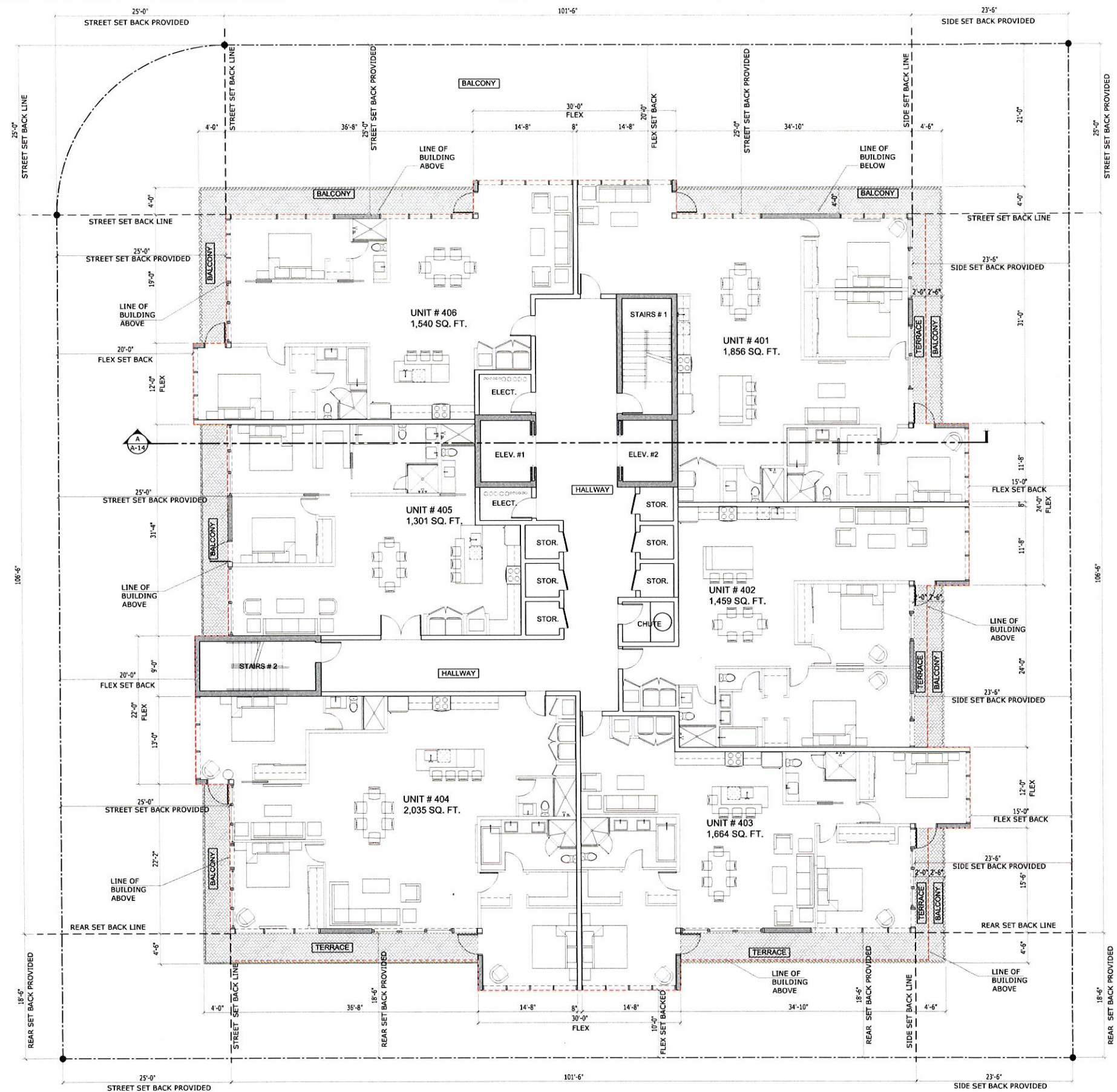
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1170 - 103rd. Street
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PROJECT #: 14.049

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PRINT DATE:
June 3, 2016



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

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FOURTH FLOOR PLAN

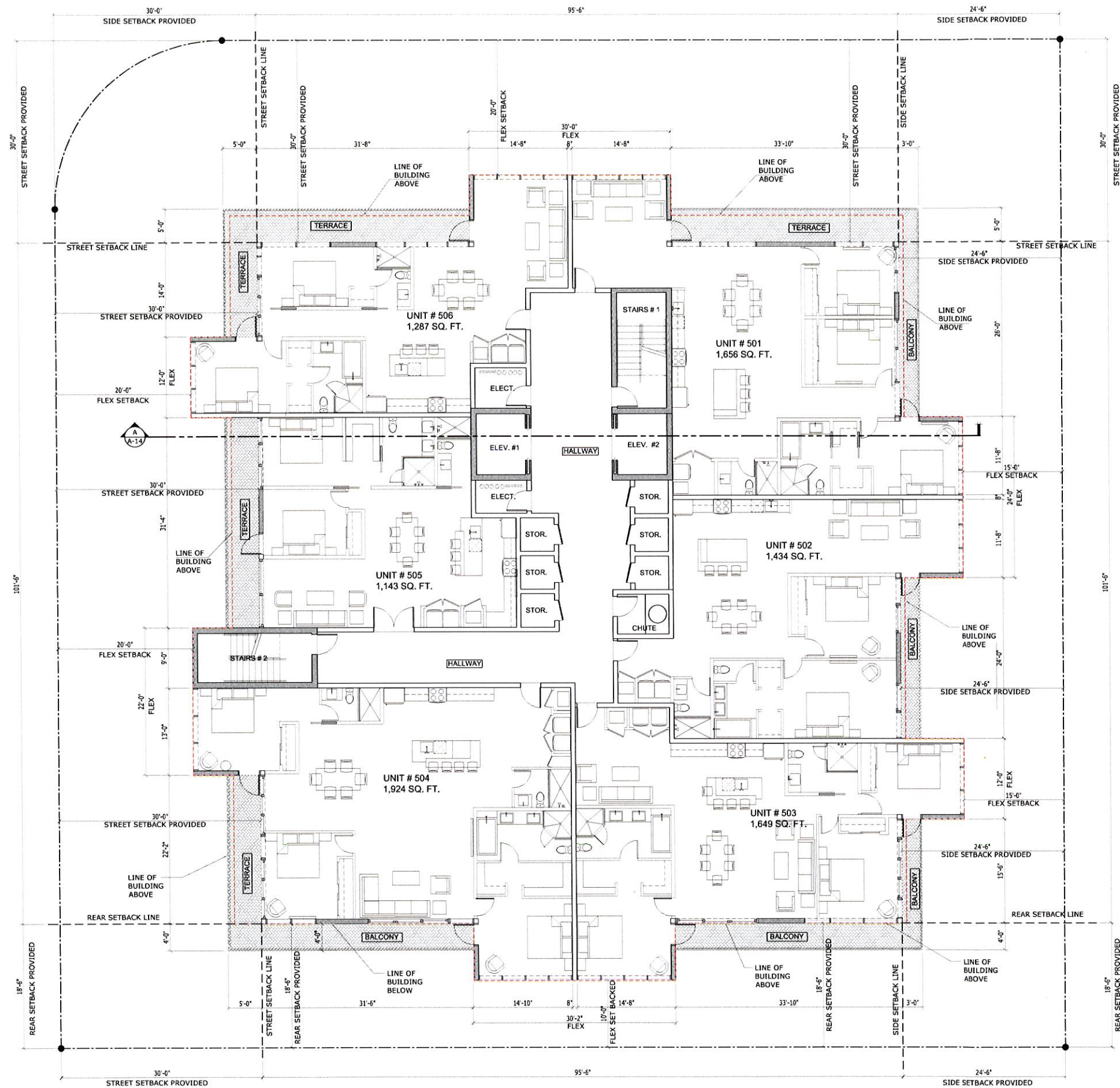
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FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
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A-6

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FIFTH FLOOR PLAN

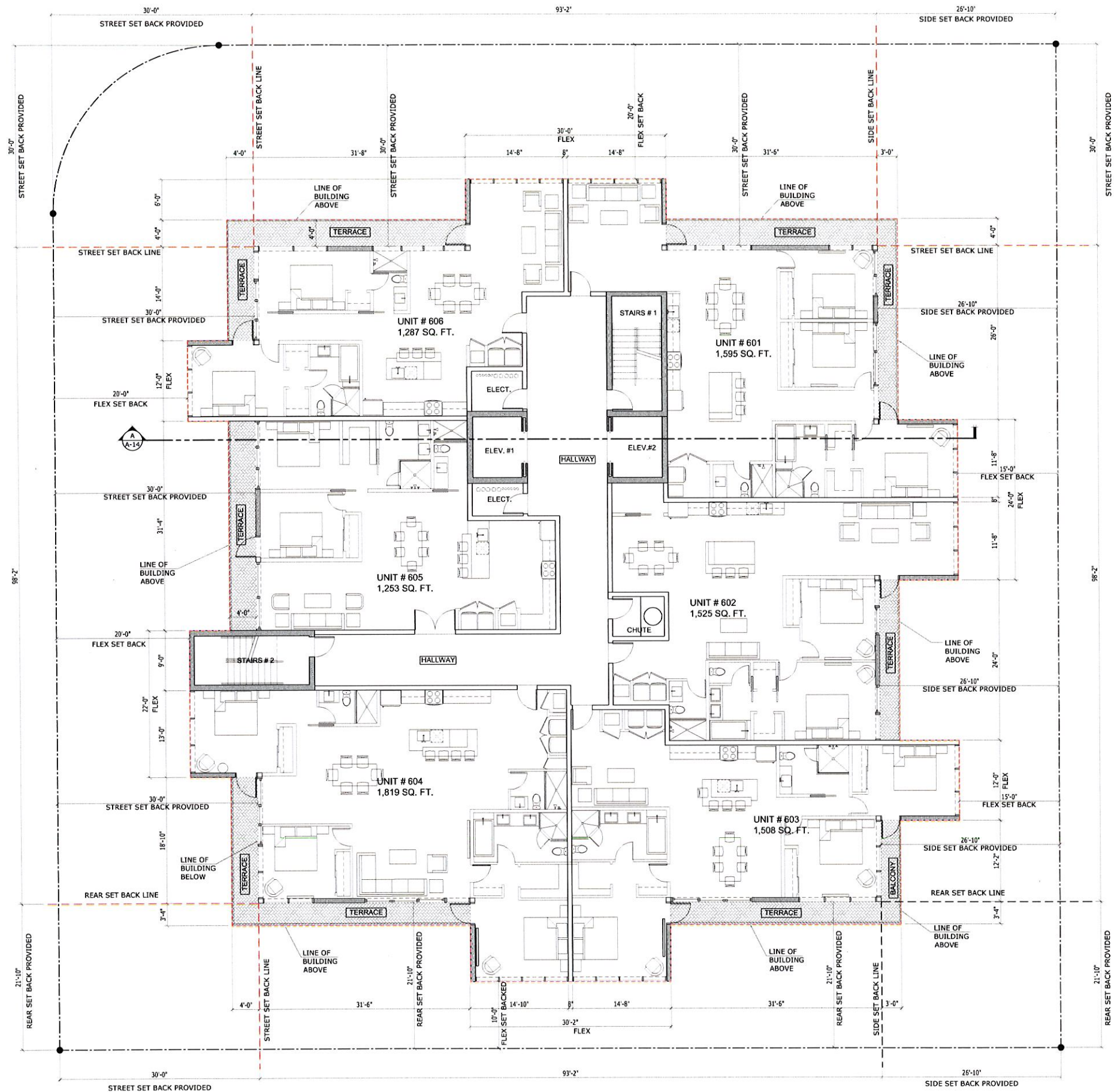
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1170 - 103rd. Street
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PROJECT #: 14,049

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A-6

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SIXTH FLOOR PLAN

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

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A-6

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SIXTH FLOOR PLAN

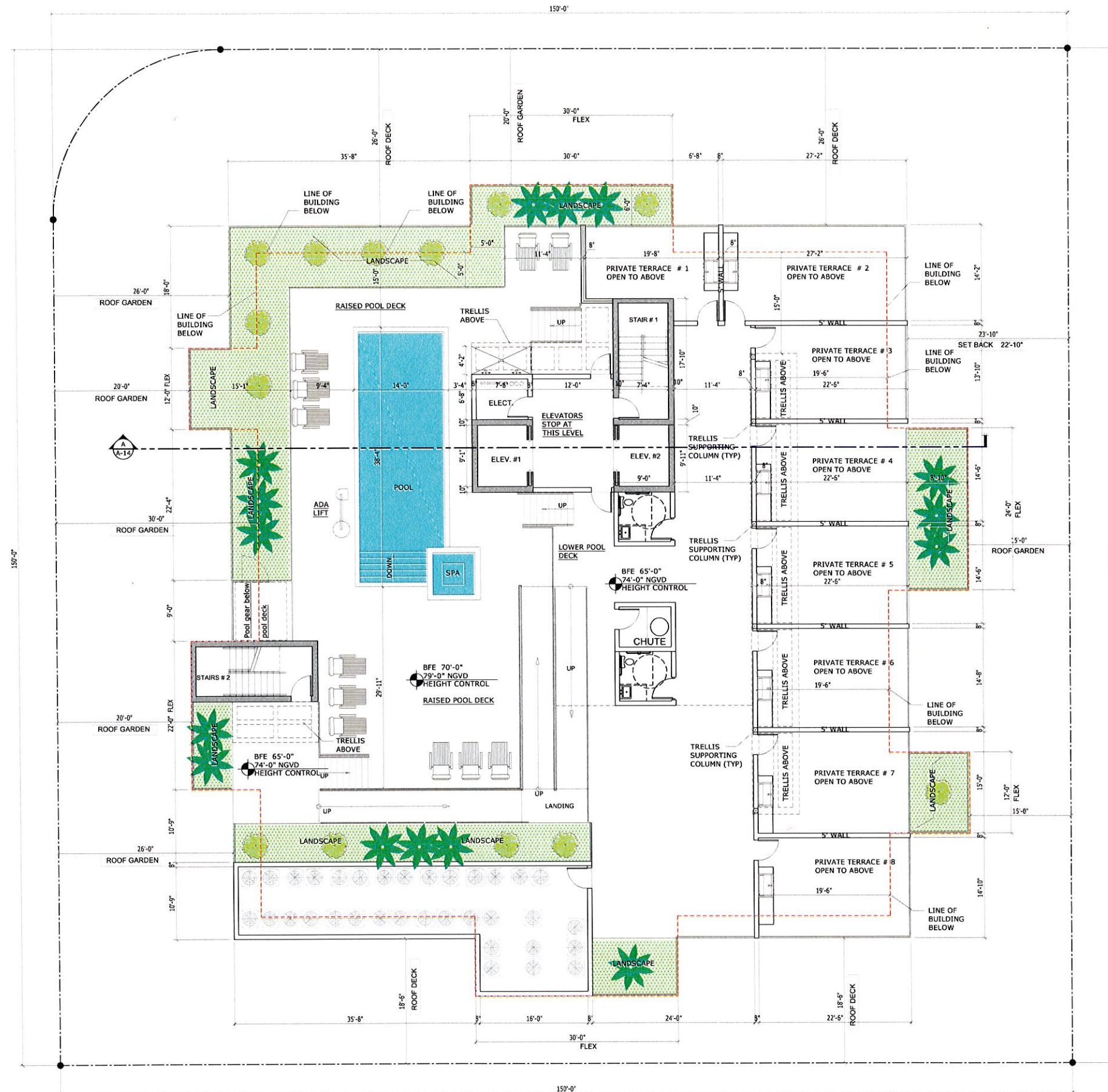
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

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PRINT DATE:
June 3, 2016



- TRELLIS NOTES:**
1. COLUMNS SUPPORTING TRELLIS ARE SET BACK MORE THAN 15'-0" AWAY FROM THE LINE OF THE BUILDING FACADE BELOW.
 2. WALLS SEPARATING THE PRIVATE CABANAS ARE 5'-0" HEIGHT MAXIMUM ABOVE THE ROOF DECK.

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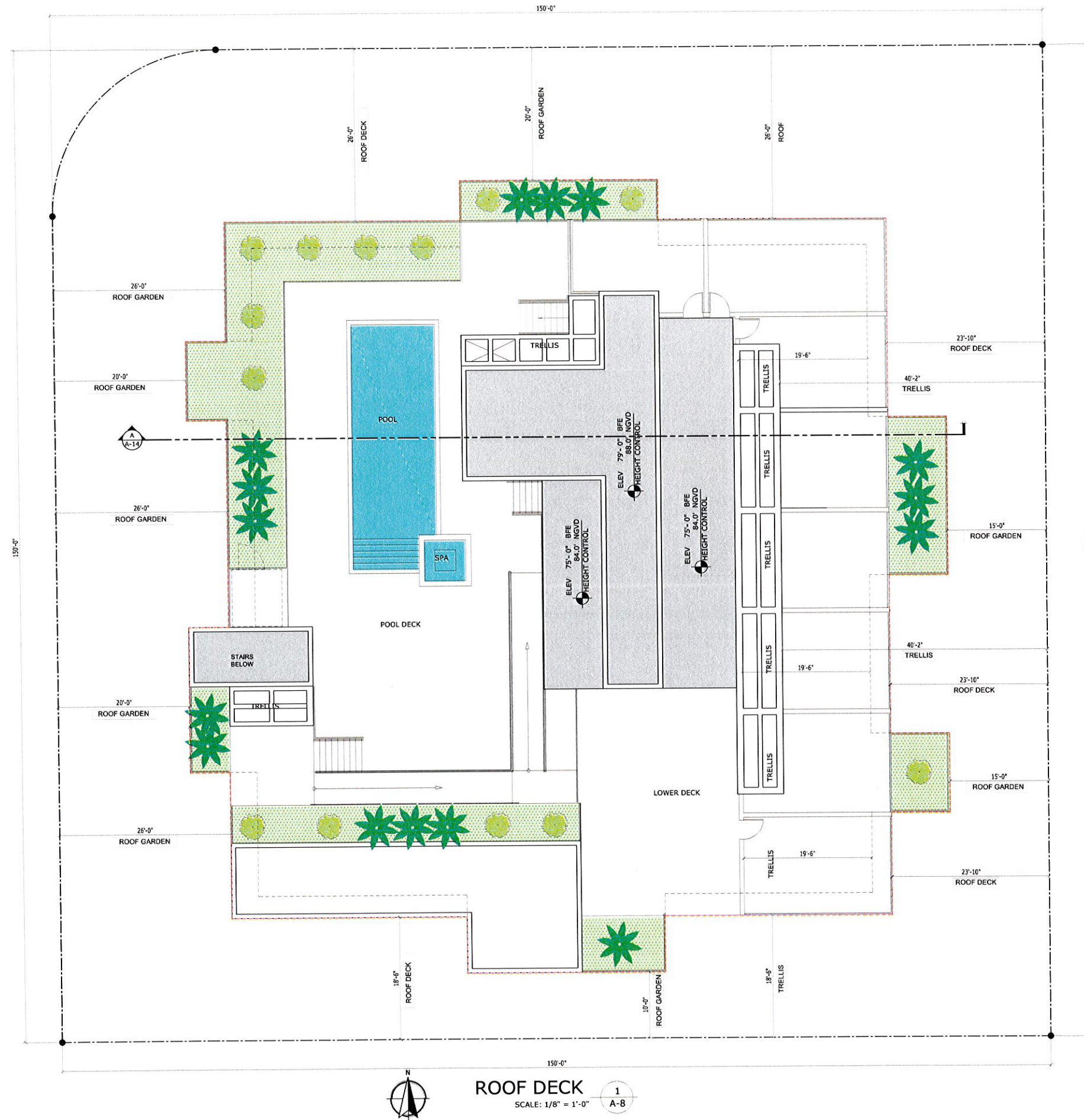
PRIVATE TERRACES
AND POOL DECK PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

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

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HIGH ROOF PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

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PRINT DATE:
June 3, 2016

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
1	WALL	SMOOTH STUCCO	BENJAMIN MOORE "FRENCH CANVAS 1514"
2	WALL	SMOOTH STUCCO	BENJAMIN MOORE "NIGHTFALL 1596"
3	STOREFRONT	GLASS & ALUMINUM	ANODIZED FRAME
4	DOOR	GLASS & ALUMINUM	ANODIZED FRAME
5	DOOR	METAL	WHITE DOOR AND ANODIZED FRAME
6	PERFORATED METAL	METAL	BENJAMIN MOORE "GRAY SHAKER 1594"
7	RIGID MESH	STAINLESS STEEL	MATTE BY CAMBRIDGEARCHITECTURAL.COM

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NORTH ELEVATION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14,049

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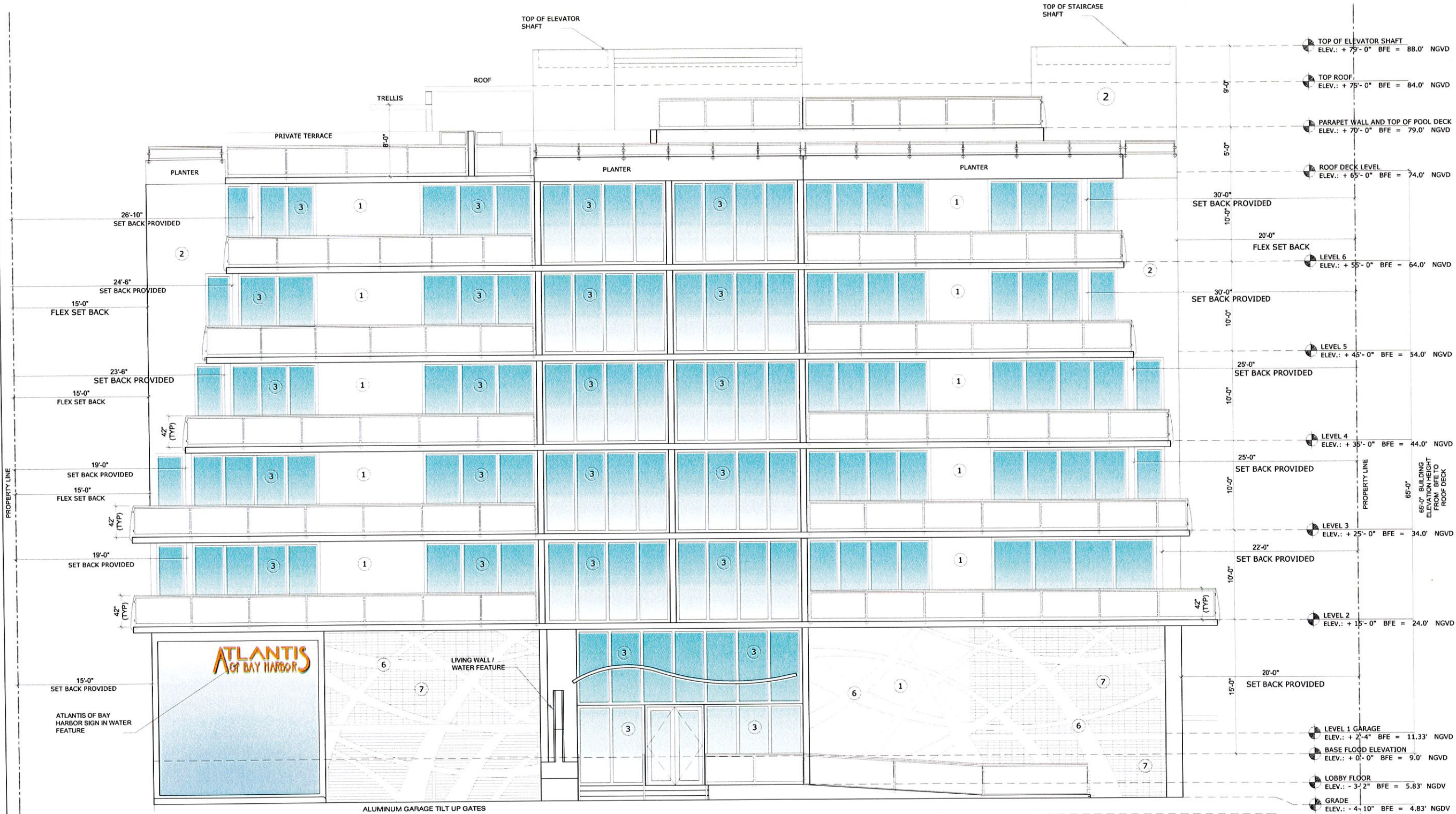
A-10

PRINT DATE:
June 3, 2016

NORTH ELEVATION

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

1
A-10





- T.O. ELEVATOR SHAFT
ELEV.: + 79'- 0" BFE = 88.0' NGVD
- PARAPET WALL AND TOP OF POOL DECK
ELEV.: + 70'- 0" BFE = 79.0' NGVD
- ROOF DECK LEVEL
ELEV.: + 65'- 0" BFE = 74.0' NGVD
- LEVEL 6
ELEV.: + 55'- 0" BFE = 64.0' NGVD
- LEVEL 5
ELEV.: + 45'- 0" BFE = 54.0' NGVD
- LEVEL 4
ELEV.: + 35'- 0" BFE = 44.0' NGVD
- LEVEL 3
ELEV.: + 25'- 0" BFE = 34.0' NGVD
- LEVEL 2
ELEV.: + 15'- 0" BFE = 24.0' NGVD
- LEVEL 1 GARAGE
ELEV.: + 2'-4" BFE = 11.33' NGVD
- GRADE
ELEV.: - 4'- 10" BFE = - 4.83' NGVD

NORTH ELEVATION RENDERING

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

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NORTH ELEVATION RENDERING

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT # 14.049

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PRINT DATE:
June 3, 2016

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
1	WALL	CONCRETE BLOCK	WHITE GROUT
2	WALL	CONCRETE BLOCK	WHITE GROUT
3	WALL	CONCRETE BLOCK	WHITE GROUT
4	WALL	CONCRETE BLOCK	WHITE GROUT
5	WALL	CONCRETE BLOCK	WHITE GROUT
6	WALL	CONCRETE BLOCK	WHITE GROUT
7	WALL	CONCRETE BLOCK	WHITE GROUT
8	WALL	CONCRETE BLOCK	WHITE GROUT
9	WALL	CONCRETE BLOCK	WHITE GROUT
10	WALL	CONCRETE BLOCK	WHITE GROUT
11	WALL	CONCRETE BLOCK	WHITE GROUT
12	WALL	CONCRETE BLOCK	WHITE GROUT
13	WALL	CONCRETE BLOCK	WHITE GROUT
14	WALL	CONCRETE BLOCK	WHITE GROUT
15	WALL	CONCRETE BLOCK	WHITE GROUT
16	WALL	CONCRETE BLOCK	WHITE GROUT
17	WALL	CONCRETE BLOCK	WHITE GROUT
18	WALL	CONCRETE BLOCK	WHITE GROUT
19	WALL	CONCRETE BLOCK	WHITE GROUT
20	WALL	CONCRETE BLOCK	WHITE GROUT
21	WALL	CONCRETE BLOCK	WHITE GROUT
22	WALL	CONCRETE BLOCK	WHITE GROUT
23	WALL	CONCRETE BLOCK	WHITE GROUT
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98	WALL	CONCRETE BLOCK	WHITE GROUT
99	WALL	CONCRETE BLOCK	WHITE GROUT
100	WALL	CONCRETE BLOCK	WHITE GROUT

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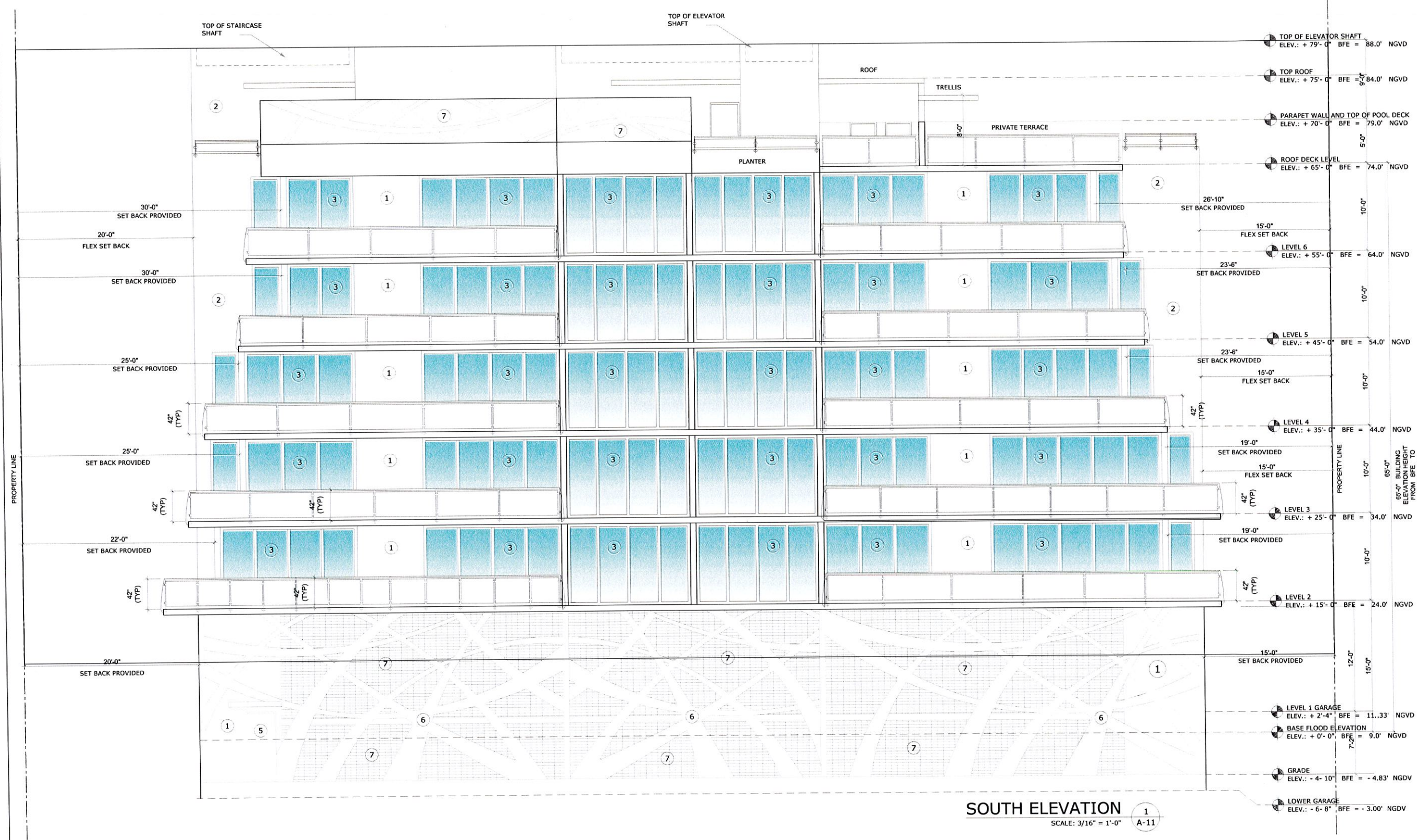
SOUTH ELEVATION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT # 14.049

SHEET #

A-11

PRINT DATE: June 3, 2016





- T.O. ELEVATOR SHAFT
ELEV.: + 79'- 0" BFE = 88.0' NGVD
- PARAPET WALL AND TOP OF POOL DECK
ELEV.: + 70'- 0" BFE = 79.0' NGVD
- ROOF DECK LEVEL
ELEV.: + 65'- 0" BFE = 74.0' NGVD
- LEVEL 6
ELEV.: + 55'- 0" BFE = 64.0' NGVD
- LEVEL 5
ELEV.: + 45'- 0" BFE = 54.0' NGVD
- LEVEL 4
ELEV.: + 35'- 0" BFE = 44.0' NGVD
- LEVEL 3
ELEV.: + 25'- 0" BFE = 34.0' NGVD
- LEVEL 2
ELEV.: + 15'- 0" BFE = 24.0' NGVD
- LEVEL 1 GARAGE
ELEV.: + 2'-4" BFE = 11.33' NGVD
- GRADE
ELEV.: - 4'- 10" BFE = - 4.83' NGVD

SOUTH ELEVATION RENDRERING
SCALE: NTS 1 A-11.1

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SOUTH ELEVATION RENDERING

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #:

14.049

SHEET #:

A-11.1

PRINT DATE:

June 3, 2016

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
1	CEILING	SMITH'S PLASTER	W/WHITE PLASTER - TRIM - 100% WHITE
2	WALL	SMITH'S PLASTER	W/WHITE PLASTER - TRIM - 100% WHITE
3	STAIRCASE	SMITH'S PLASTER	W/WHITE PLASTER
4	DOOR	SMITH'S PLASTER	W/WHITE PLASTER
5	WALL	SMITH'S PLASTER	W/WHITE PLASTER - TRIM - 100% WHITE
6	ROOF DECK	SMITH'S PLASTER	W/WHITE PLASTER - TRIM - 100% WHITE
7	ROOF DECK	SMITH'S PLASTER	W/WHITE PLASTER - TRIM - 100% WHITE

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1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939
Certificate of Authorization # 4732

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10281 W. BAY HARBOR LLC.
7657 NW 50th Street Miami FL 33154

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

EAST ELEVATION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

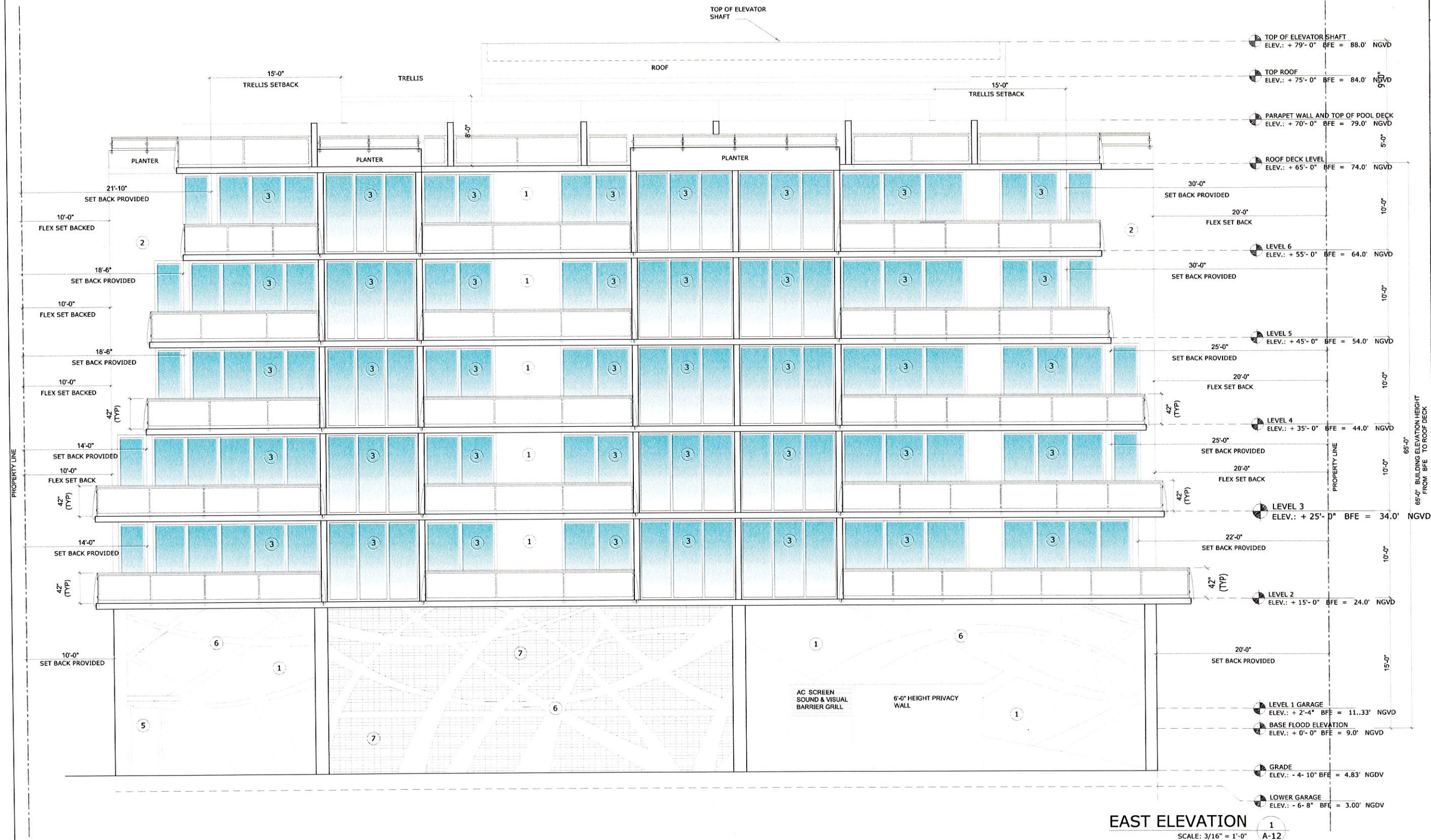
SHEET #: A-12

PRINT DATE:
June 3, 2016

EAST ELEVATION

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

1
A-12





T.O. ELEVATOR SHAFT ELEV.: + 79'-0" BFE = 88.0' NGVD
PARAPET WALL AND TOP OF POOL DECK ELEV.: + 70'-0" BFE = 79.0' NGVD
ROOF DECK LEVEL ELEV.: + 65'-0" BFE = 74.0' NGVD
LEVEL 6 ELEV.: + 55'-0" BFE = 64.0' NGVD
LEVEL 5 ELEV.: + 45'-0" BFE = 54.0' NGVD
LEVEL 4 ELEV.: + 35'-0" BFE = 44.0' NGVD
LEVEL 3 ELEV.: + 25'-0" BFE = 34.0' NGVD
LEVEL 2 ELEV.: + 15'-0" BFE = 24.0' NGVD
LEVEL 1 GARAGE ELEV.: + 2'-4" BFE = 11.33' NGVD
GRADE ELEV.: - 4'-10" BFE = - 4.83' NGVD

EAST ELEVATION RENDERING

SCALE: NTS

1
A-12.1

PERMIT ISSUE:	
REVISIONS:	DATE:
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5.	/

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ENGINEERS**

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EAST ELEVATION RENDERING
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #:	14.049
SHEET #:	
A-12.1	
PRINT DATE:	June 3, 2016

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
1	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
2	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
3	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
4	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
5	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
6	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
7	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
8	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
9	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
10	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
11	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
12	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
13	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
14	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
15	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
16	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
17	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
18	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
19	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
20	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
21	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
22	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
23	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
24	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
25	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
26	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
27	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
28	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
29	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
30	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
31	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
32	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
33	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
34	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
35	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
36	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
37	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
38	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
39	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
40	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
41	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
42	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
43	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
44	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
45	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
46	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
47	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
48	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
49	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
50	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
51	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
52	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
53	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
54	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
55	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
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60	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
61	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
62	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
63	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
64	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
65	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
66	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
67	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
68	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
69	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
70	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
71	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
72	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
73	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
74	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
75	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
76	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
77	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
78	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
79	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
80	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
81	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
82	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
83	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
84	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
85	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
86	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
87	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
88	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
89	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
90	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
91	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
92	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
93	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
94	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
95	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
96	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
97	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
98	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
99	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR
100	WALL	SMOOTH STUCCO	BEIGE/TAPE FINISH - CEMENT COLOR

PERMIT ISSUE:

REVISIONS:

DATE:

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ABE

AMERICAN BUILDING ENGINEERS

1842 East Oakland Park Blvd.

Fort Lauderdale, Florida 33306

Miami: 305.681.5563

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P.E. 38553

PHONE: (954) 739-5099

APPROVED SEAL/SIGNATURE

WEST ELEVATION

ATLANTIS OF BAY HARBOR ISLANDS

1170 - 103rd. Street

BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #:

14.049

SHEET #:

A-13

PRINT DATE:

June 3, 2016





- T.O. ELEVATOR SHAFT
ELEV.: + 79'- 0" BFE = 88.0' NGVD
- PARAPET WALL AND TOP OF POOL DECK
ELEV.: + 70'- 0" BFE = 79.0' NGVD
- ROOF DECK LEVEL
ELEV.: + 65'- 0" BFE = 74.0' NGVD
- LEVEL 6
ELEV.: + 55'- 0" BFE = 64.0' NGVD
- LEVEL 5
ELEV.: + 45'- 0" BFE = 54.0' NGVD
- LEVEL 4
ELEV.: + 35'- 0" BFE = 44.0' NGVD
- LEVEL 3
ELEV.: + 25'- 0" BFE = 34.0' NGVD
- LEVEL 2
ELEV.: + 15'- 0" BFE = 24.0' NGVD
- LEVEL 1 GARAGE
ELEV.: + 2'- 4" BFE = 11.33' NGVD
- GRADE
ELEV.: - 4'- 10" BFE = - 4.83' NGVD

WEST ELEVATION RENDRING
SCALE: NTS A-13.1

PERMIT ISSUE:	
REVISIONS:	
DATE:	
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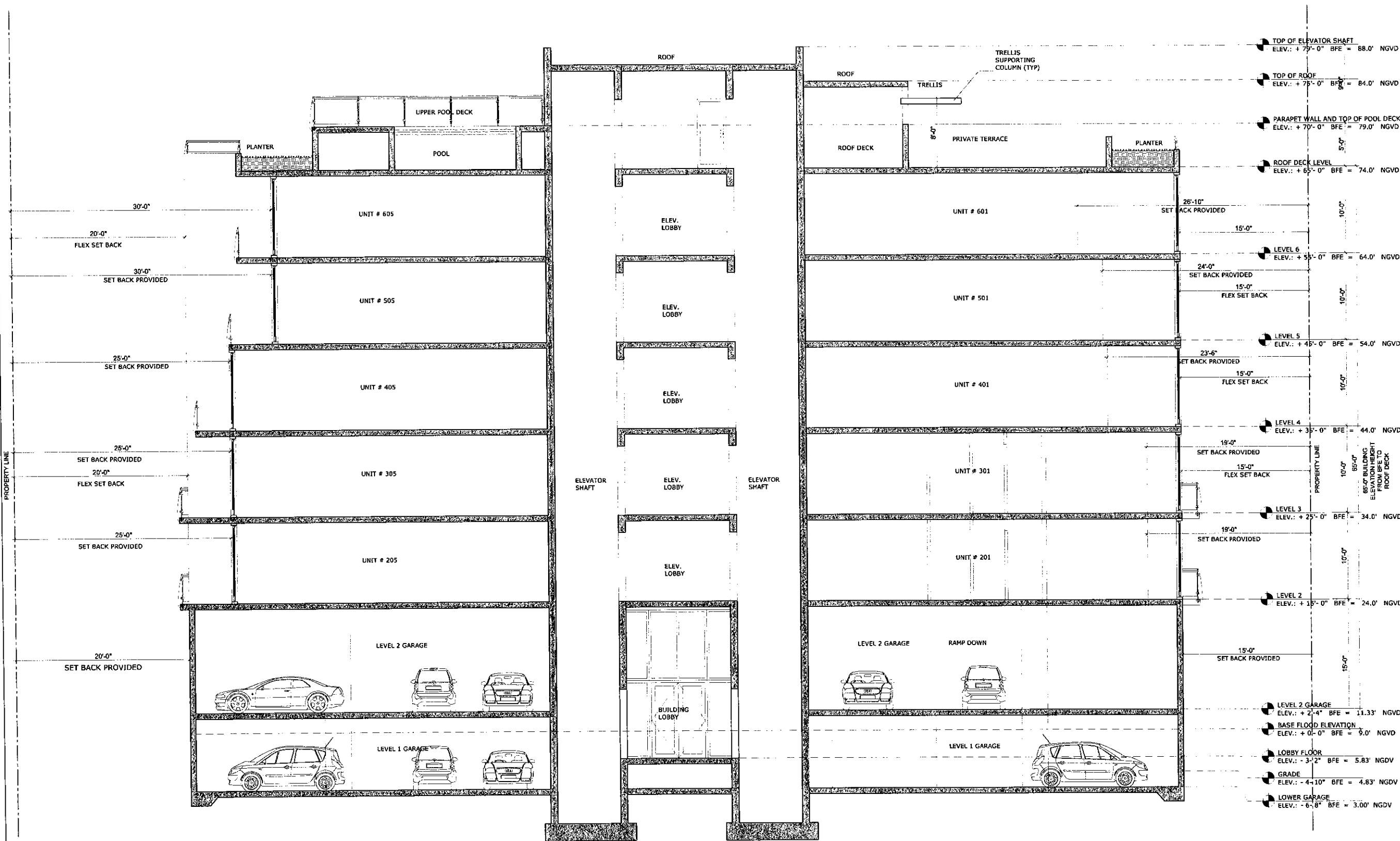
10281 W. BAY HARBOR LLC.
7657 NW 50th Street Miami FL 33154

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

WEST ELEVATION RENDERING

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #:	14.049
SHEET #:	
A-13.1	
PRINT DATE: June 3, 2016	



REVISIONS:		DATE:
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 P.E. 38553
 PHONE: (954) 739-5099
 APPROVED SEAL/SIGNATURE

BUILDING SECTION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT #: 14.049

SHEET #:

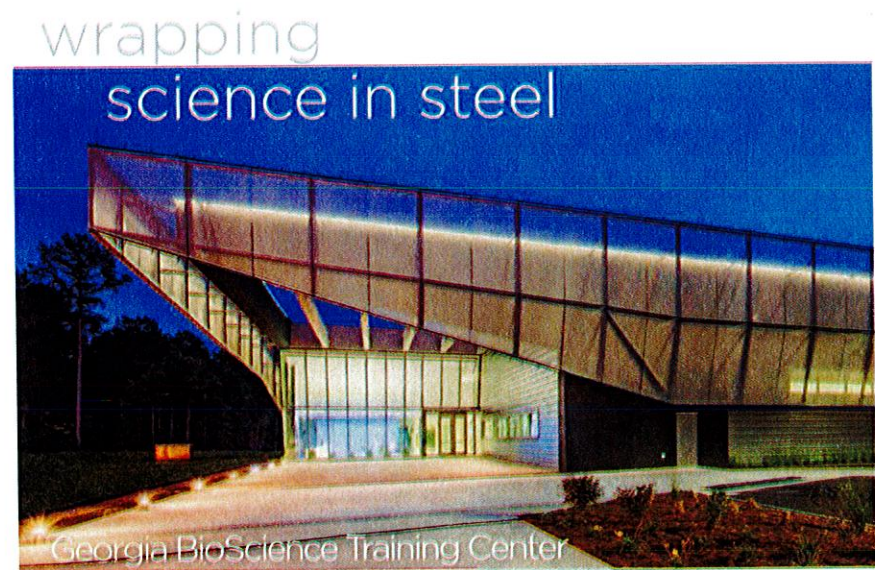
A-14

PRINT DATE:
 June 3, 2016

BUILDING SECTION
 SCALE: 3/16" = 1'-0"
 1
 A-14

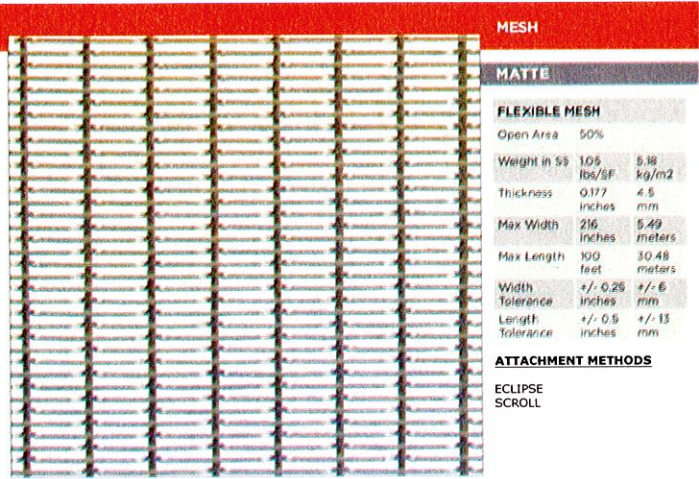


RENDERING - STREET FRONT VIEW 103rd STREET

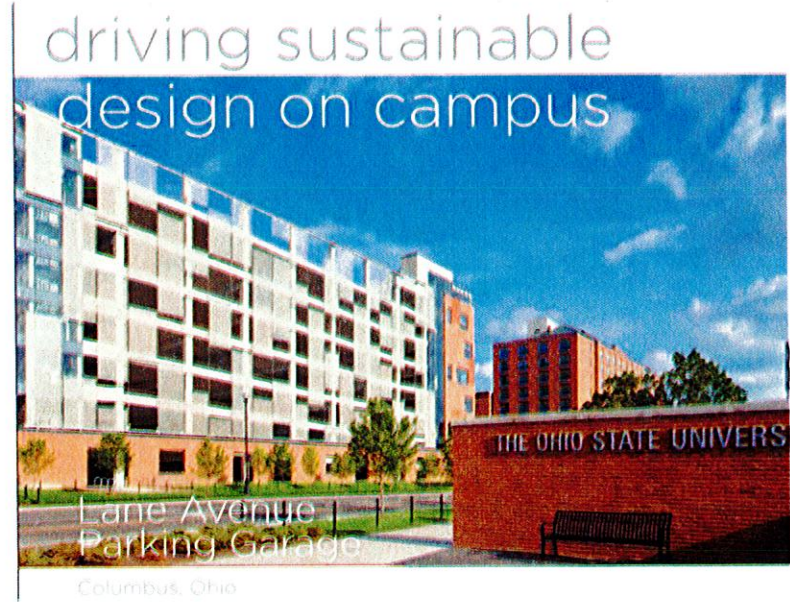


Georgia BioScience Training Center
Social Circle, Georgia

Cambridge Lanier Mesh
System: Matte Mesh
Rigid-mesh-in-tension
Eye-bolt Attachment



CAMBRIDGE MESH: MATTE



Lane Avenue
Parking Garage
Columbus, Ohio

Cambridge Mid-Balance Mesh
System: Eclipse Attachment

MATERIALS & FINISHES

MATERIALS



304 STAINLESS STEEL	316 STAINLESS STEEL	COPPER	BRASS	BRONZE	ALUMINUM
Primarily used for interiors with a naturally bright silver finish. Can be powder coated to add color and corrosion resistance.	Primarily used for exteriors with a naturally bright silver finish. Can be powder coated to add color and corrosion resistance.	Rich color primarily used on interior panels. Can be left natural to patina over time or lacquered to reduce patina formation.	Alloy of Copper and Zinc. Rich color primarily used on interior panels. Naturally patinas slower than pure copper. Can be left natural to patina over time or lacquered to reduce patina formation.	Alloy of Copper and Tin. Rich color primarily used on interior panels. Naturally patinas slower than pure copper. Can be left natural to patina over time or lacquered to reduce patina formation.	Can be used for interiors and exteriors. Can be anodized or powder coated to add color and enhance corrosion resistance.
18-20% Chromium 8-10% Nickel	16-18% Chromium 10-14% Nickel 2-3% Molybdenum				

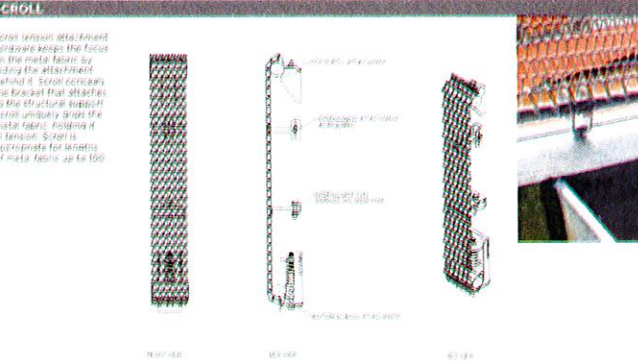
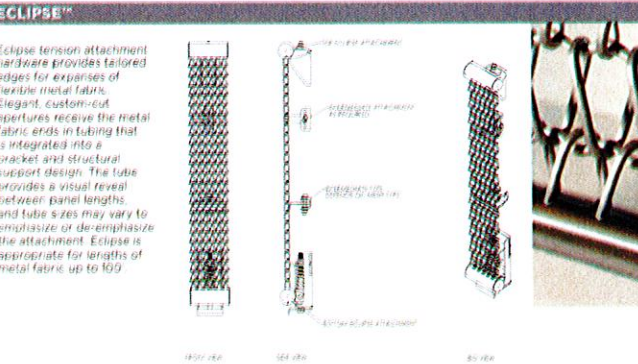
STANDARD FINISHES

MILL FINISH STAINLESS STEEL	BRUSHED FINISH STAINLESS STEEL	ANODIZED ALUMINUM	POWDER COAT	LACQUER
Consistent silver finish created during the manufacturing of the raw material. Applies to the wire and sheets used to make the mesh and attachment systems.	Directionally grained surface. Created during the product finishing steps using abrasive polishes. Can be specified on a variety of mesh and attachment systems.	Chemical process used to increase the thickness of the aluminum oxide layer on aluminum materials. Available in a variety of color and durability options. Interior and exterior options available. Can be applied to any aluminum mesh and attachment systems.	Electrostatically applied and baked on finish. Available in a wide variety of color and durability options. Can be applied on a variety of mesh and attachment systems.	Clear coat used to reduce patina formation on copper, brass and bronze. Available in a wide variety of color options. Colored lacquer and secondary sanding can produce a two tone product with a colored background and brushed finish base metal foreground on certain mesh options.



Other custom finishes can be quoted if needed

ATTACHMENT METHODS



PERMIT ISSUE:	DATE:
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2.	/
3.	/
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5.	/

ABE AMERICAN BUILDING ENGINEERS

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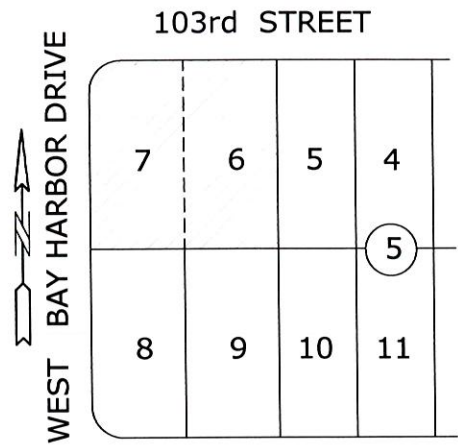
PRESENTATION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT # 14.049

SHEET #

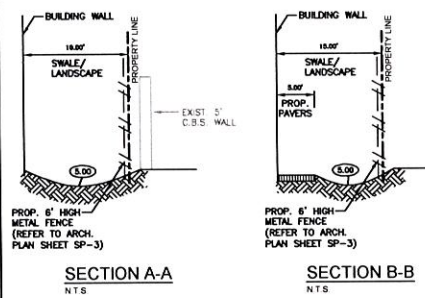
A-15

PRINT DATE
June 3, 2016



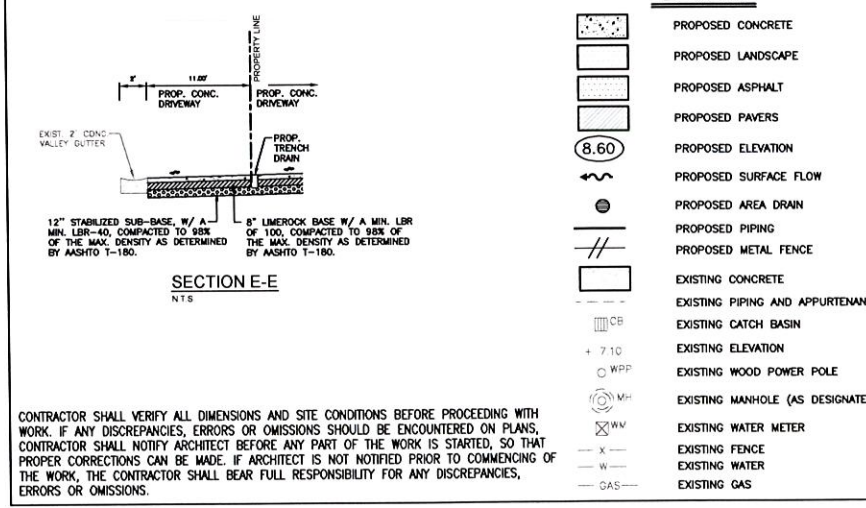
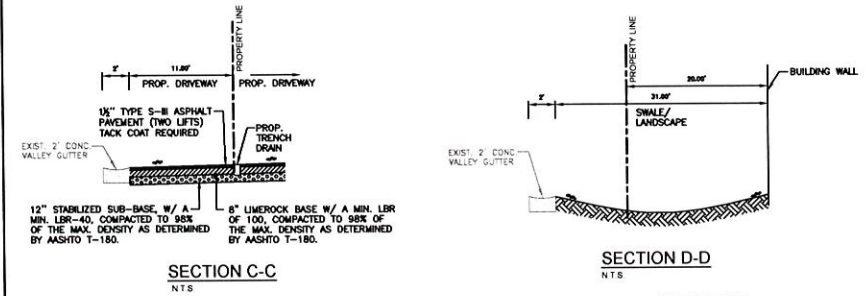
LOCATION MAP
SCALE: NTS

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

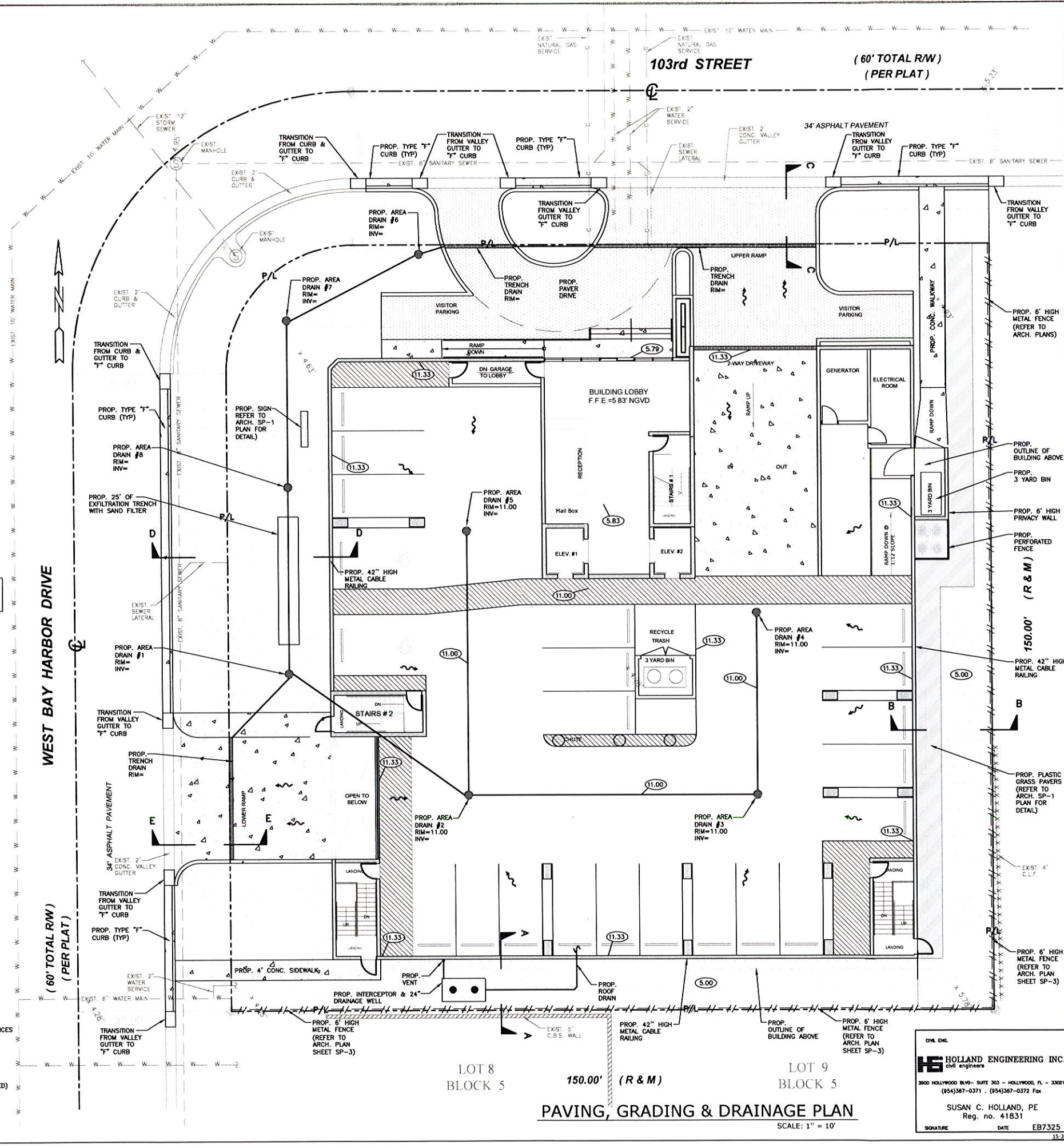


DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.

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



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



PERMIT ISSUE: _____

REVISIONS: _____ DATE: _____

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

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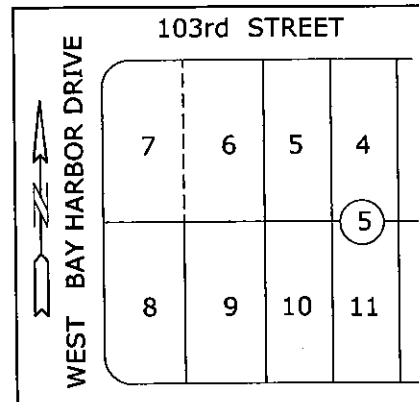
ABE BORUJERDI, P.E.
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PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

PAVING, GRADING & DRAINAGE PLAN

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

PROJECT # 14.049
SHEET # C-1
DATE April 28, 2016

CIVIL ENG.
HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BLVD., SUITE 303 - HOLLYWOOD, FL - 33061
(954)387-0371 - (954)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831
SIGNATURE _____ DATE _____



LOCATION MAP
SCALE: NTS

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.

- 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

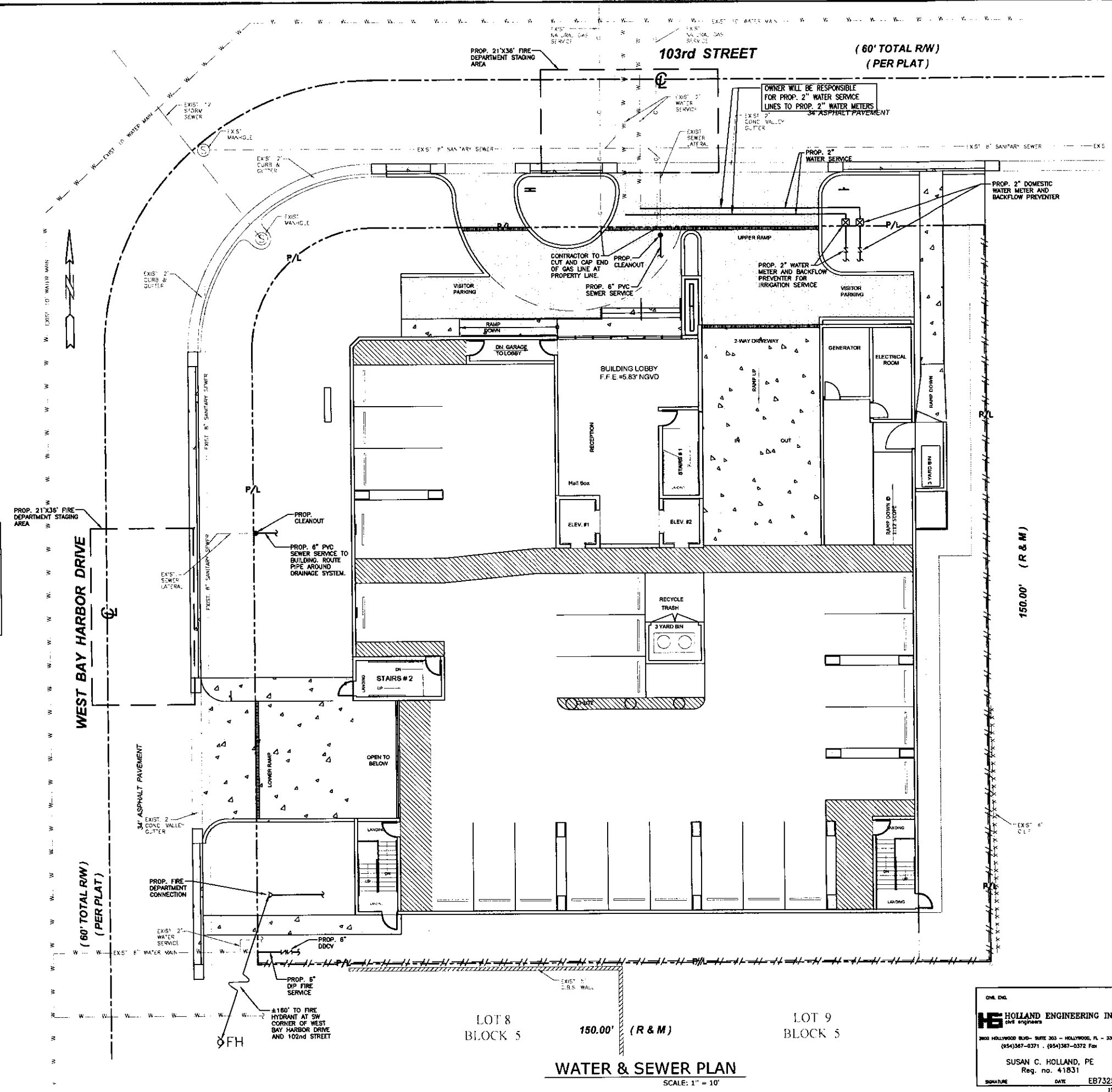
SEWAGE VOLUME	
26 UNITS FROM 1,275 SF TO 1,939 SF AT 300 GPD PER UNIT= 7,800 GPD	
4 UNITS FROM 2,053 SF TO 2,260 SF AT 400 GPD PER UNIT= 1,600 GPD TOTAL FLOW = 9,400 GPD	

EXISTING WATER AND SEWER SERVICES TO THE SITE THAT ARE NOT USED TO BE CAPPED AT PROPERTY LINE.

LEGEND

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

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

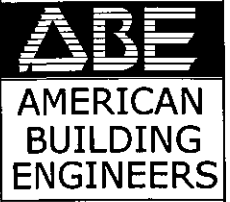


LOT 8
BLOCK 5

LOT 9
BLOCK 5

WATER & SEWER PLAN
SCALE: 1" = 10'

PERMIT ISSUE:	
REVISIONS:	DATE:
1	/
2	/
3	/
4	/
5	/



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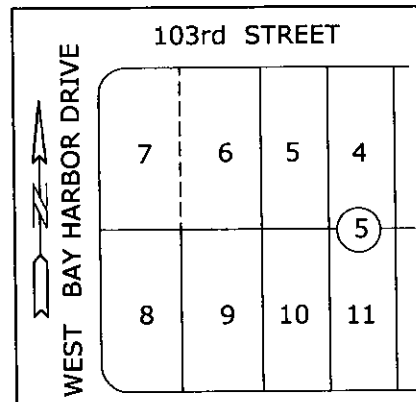
10281 W. BAY HARBOR LLC.
7657 NW 50th Street Miami FL 33166

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

WATER & SEWER PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

ONE INCH
HOLLAND ENGINEERING INC.
2800 HOLLYWOOD BLVD - SUITE 303 - HOLLYWOOD, FL - 33061
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831
SIGNATURE DATE EB7325

PROJECT #: 14.049
SHEET #: **C-2**
DATE: April 28, 2016

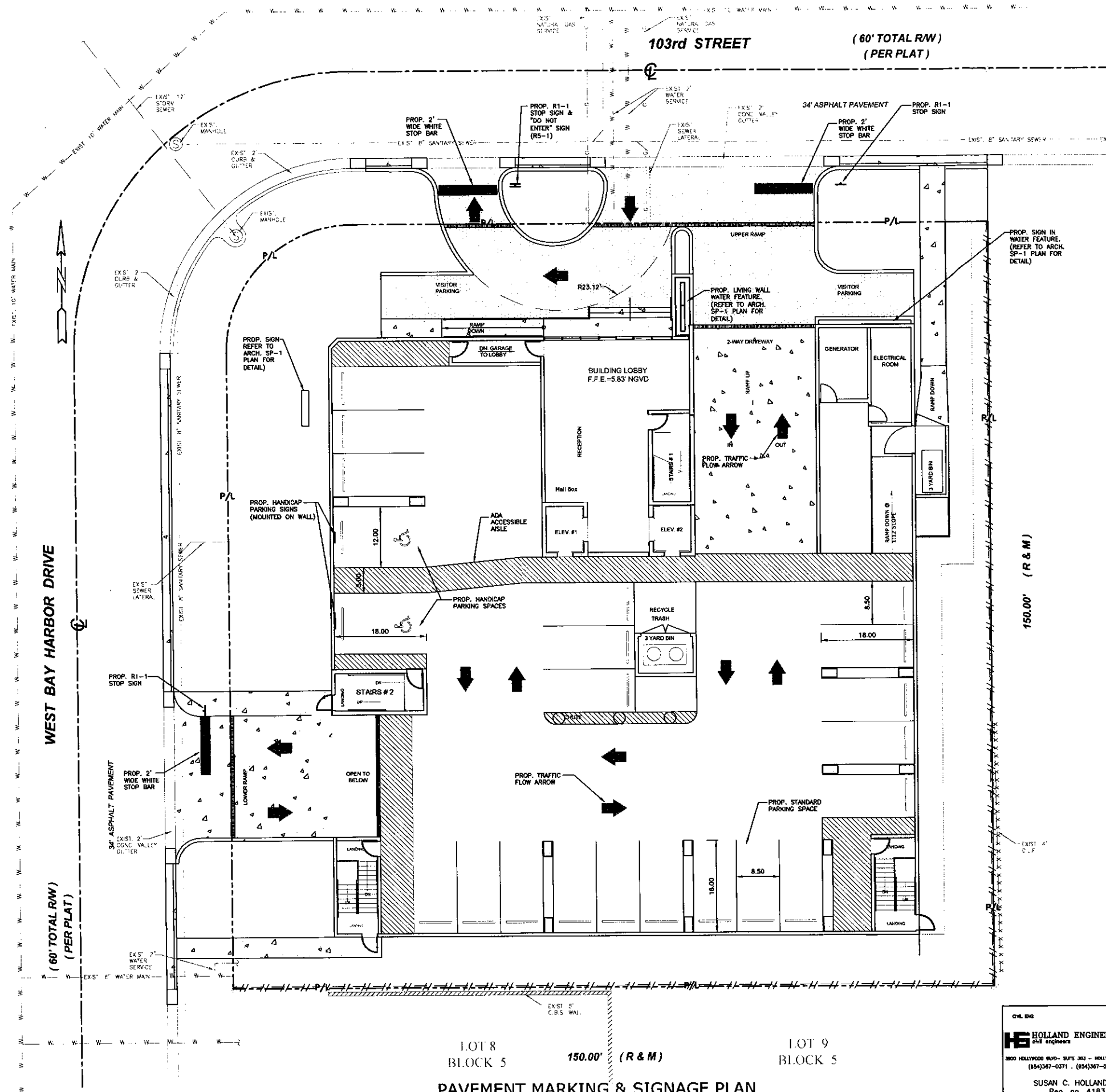


LOCATION MAP
SCALE: NTS

LEGEND

- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED ASPHALT
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
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LOT 8
BLOCK 5
150.00' (R & M)
PAVEMENT MARKING & SIGNAGE PLAN
SCALE: 1" = 10'

HOLLAND ENGINEERING INC.
3800 HOLLYWOOD BLVD., SUITE 303 - HOLLYWOOD, FL - 33061
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831
DATE: E87325

REVISIONS:	DATE:
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3.	/
4.	/
5.	/

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P.E. 38553
PHONE: (954) 739-5099
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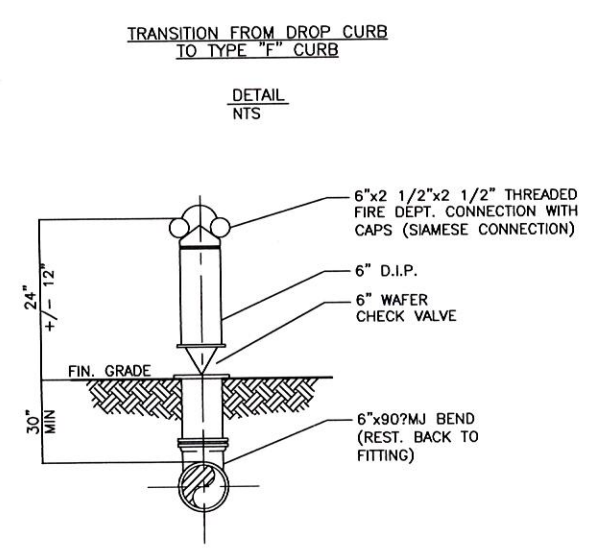
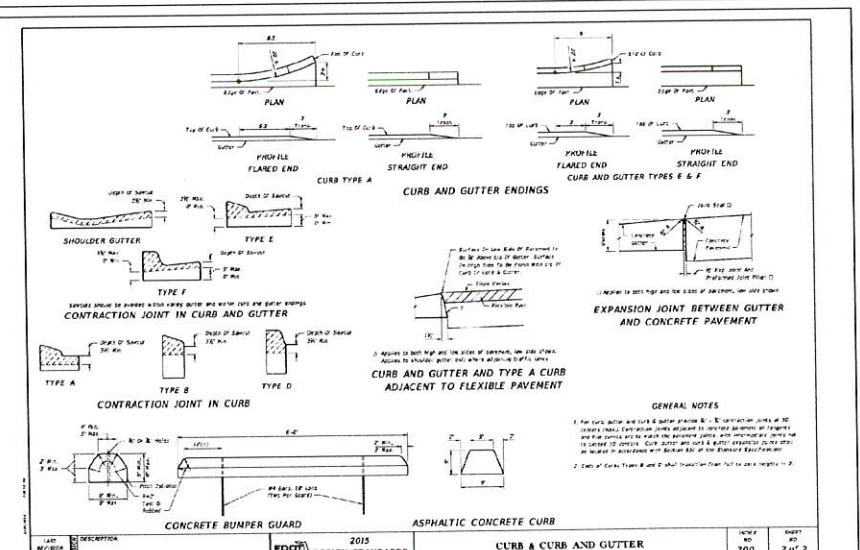
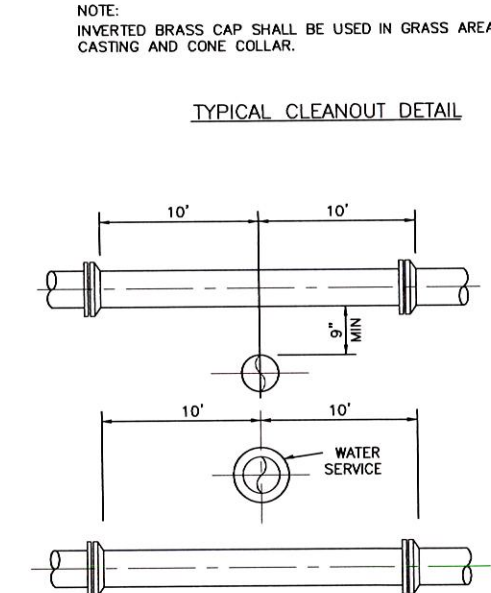
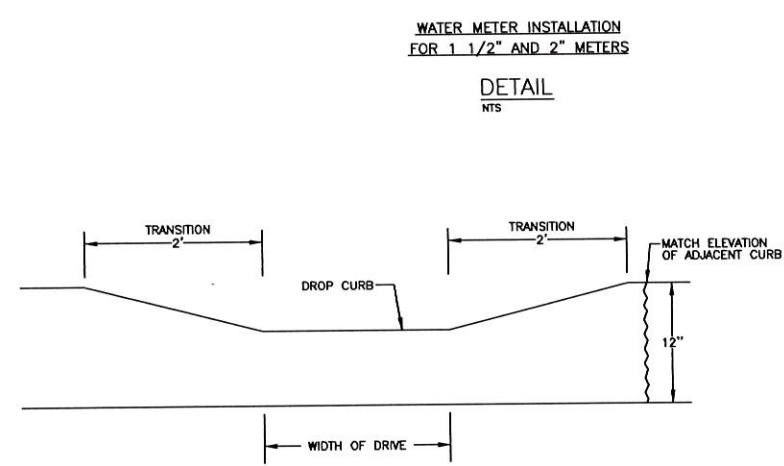
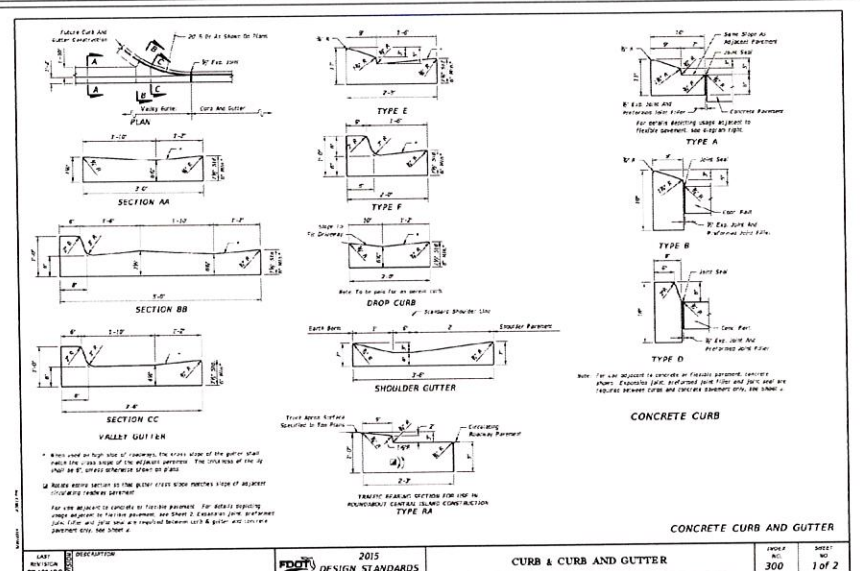
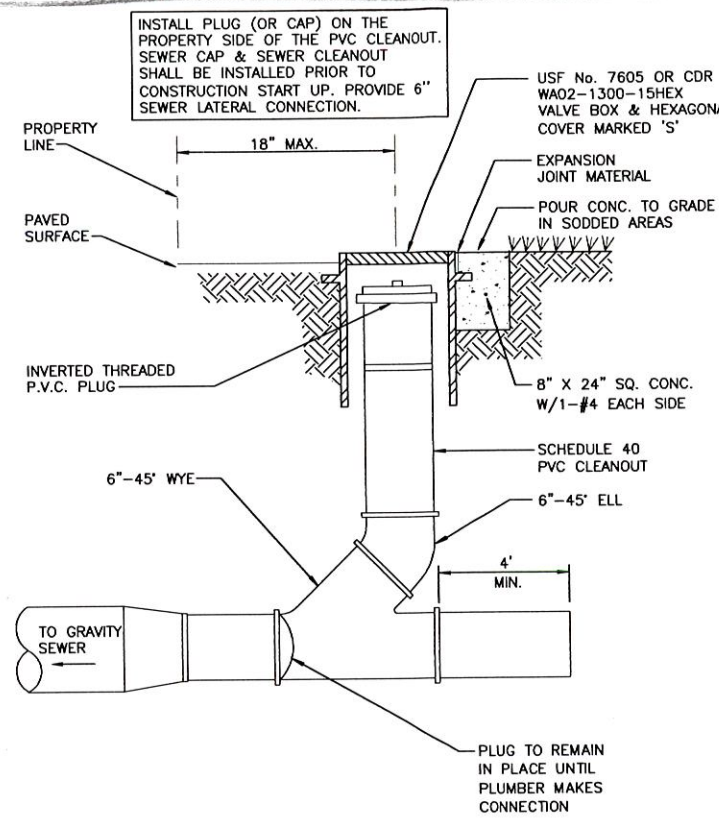
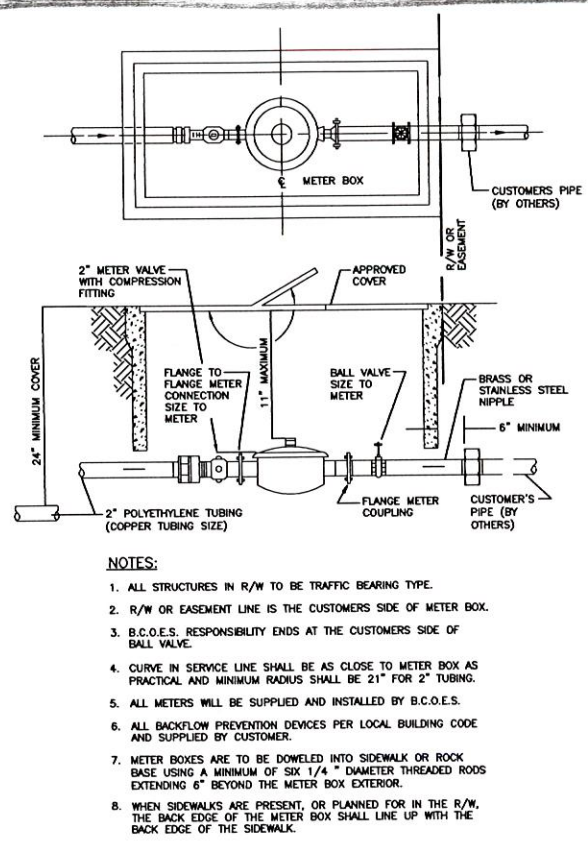
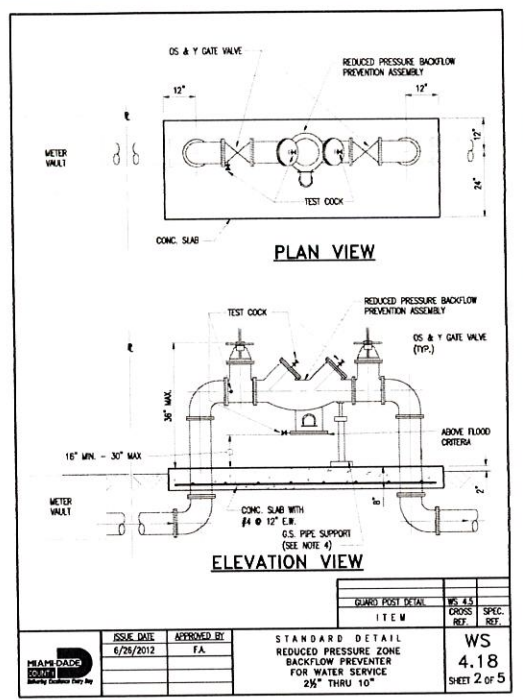
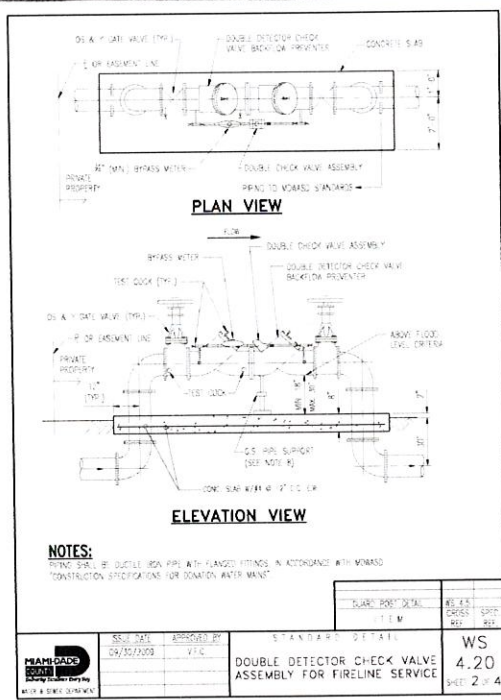
PAVEMENT MARKING &
SIGNAGE PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

SHEET #

C-3

PRINT DATE: April 28, 2016



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

FIRE DEPARTMENT CONNECTION

DETAILS
SCALE: N.T.S.

HOLLAND ENGINEERING INC.
3800 HOLLYWOOD BLVD., SUITE 303 - HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831
DATE: EB7325

PERMIT ISSUE:

REVISIONS: DATE:

1. /
2. /
3. /
4. /
5. /

ABE
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Miami: 305.681.5563
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7657 NW 50th Street Miami FL 33166

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

DETAILS

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

PROJECT #: 14.049
SHEET #: C-4
DATE: April 28, 2016

- General Notes:**
1. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
 2. All plants shall be true to species and variety and shall conform to measurements specified.
 3. All substitutions shall be submitted to the City and Landscape Architect for final approval.
 4. All plants shall be exceptionally heavy, symmetrical, light knit and so trained in appearance as to be superior to form, branching and symmetry.
 5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
 6. Grade B+ shredded sterilized Metaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
 7. Soil shall be St. Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
 8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
 9. All seeded areas to have a minimum of 2" of planting soil as described in note #8.
 10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
 11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
 12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or laced into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
 13. All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
 14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
 15. All planting shall be installed with fertilizer at time of planting.
 16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
 17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
 18. All landscape and irrigation shall be installed in compliance with all local codes.
 19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Landscape Legend

SITE ADDRESS: 1170 103rd Street
NET LOT AREA: 22,366 sf (.5 AC)

I. OPEN SPACE REQUIREMENT

1. Square feet of open space required:
Net lot area = 22,366 sf x .20 = 4473 sf

Required
4473sf

Provided
5364 sf (24%)

2. Maximum lawn area allowed:
Req. open space 4473 sf x .60 = 2683.8 sf

60% max 2683.8 sf

56% 2600 sf

II. SHADE TREES

A. Required

1. 28 shade trees/ AC: 28 x .5 AC = 14

14

15

2. Native species required 14 trees x .50

7

8

3. Drought tolerant and low maintenance species required 14 trees x .50

7

8

B. Tree Species

1. Number of shade trees required

14

2. Number of shade trees species required

4

4

C. Tree Heights

1. Number of stories of building

6

2. Number of shade trees required

14

3. Shade trees heights required:

12' - 25% =

4

4

16' - 50% =

7

7

18' - 25% =

4

4

III. STREET TREES

1. Street Trees @ 1:35' 253' 35' =

8

8

IV. SHRUBS

1. 10 Shrubs / shade trees 14 x 10 =

140

309

2. Native species required 30%

42

65

3. Drought tolerant and low maintenance species required 50%

70

170

V. BUFFERS

1. Number of trees near power lines

NA

NA

VI. PARKING LOT LANDSCAPE

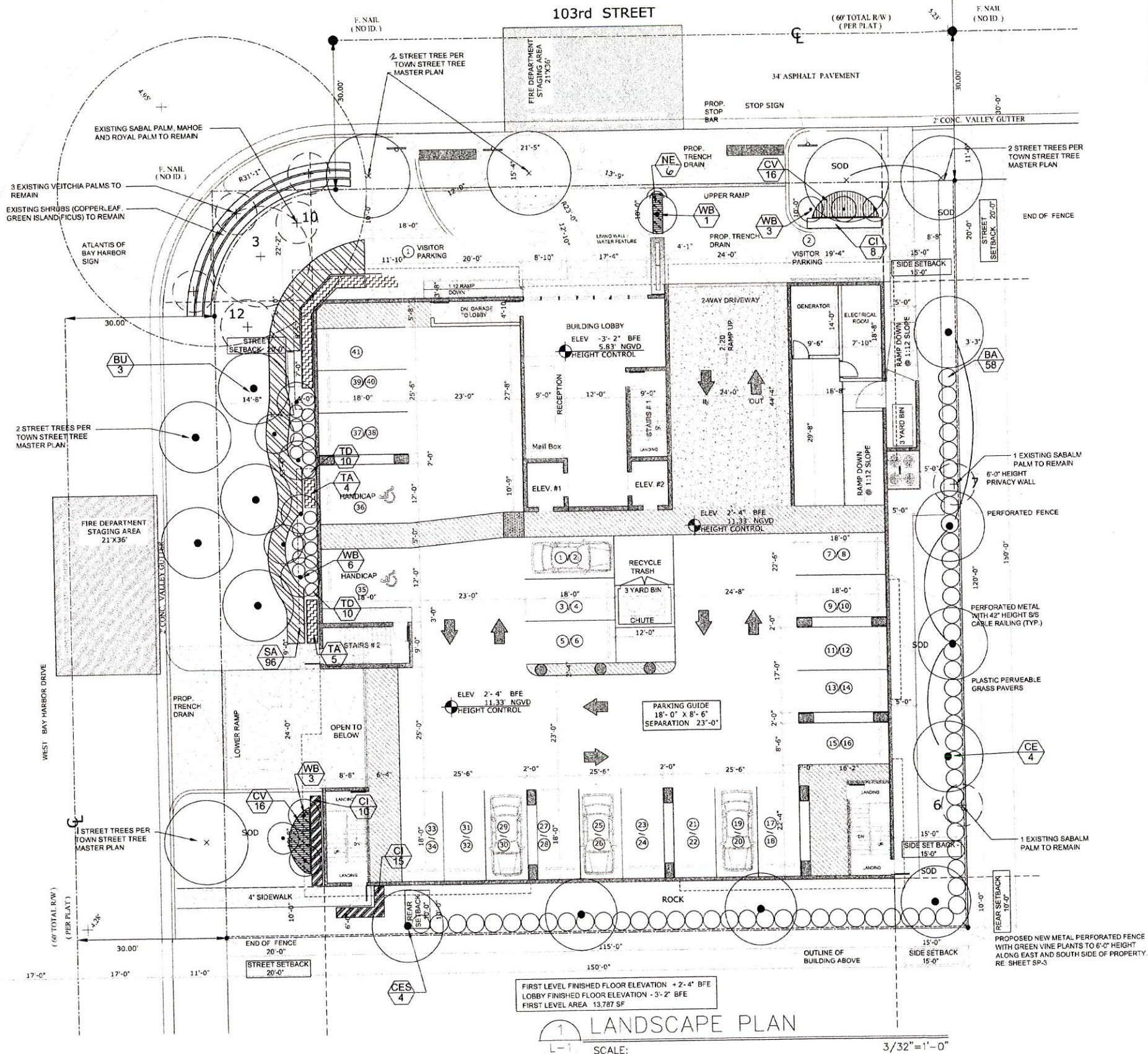
1. Number of trees near power lines

NA

NA

Plant List Sheet L-1

Sym	Qty	Botanical/ Common Name	Size	Native
8		Street Trees per town street tree master plan	15' Ht x 6" Spr. 2.5" cal. 6" CT	
BU 3		Bulnesia arborea/ Varwood	15'-18' Ht x 7" Spr. 3" cal.	no
WB 13		Wodyetia bifurcata/ Foxtail Palm	22'-28' O.A. Ht.	no
CE 4		Conocarpus erectus/ Green Buttonwood	16'-18' Ht x 7" Spr. 3" cal.	yes
CES 4		Conocarpus erectus/ Silver Buttonwood	12' Ht x 5" Spr. 2" cal. s/n. trunk	yes
NE 6		Neoregelia Bossa Nova/ Bromeliad	9' x 9", 18" O.C.	no
SA 96		Schefflera arboricola/ Trinita/ Variegated Arboicola	23" x 20", 24" O.C.	no
CV 32		Codiaeum variegatum/ Croton	23" x 20", 24" O.C.	no
TA 29		Tabernaemontana divaricata/ Crape Jasmine	24" x 24", 24" O.C.	no
TD 20		Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.	yes
CI 33		Chrysobalanus icico/ Cocoplum	24" x 24", 24" O.C.	yes
BA 58		Bambusa textilis gracilis/ Slender Weavers Bamboo	6'-8' Ht. 6" Stem min full	no
		Rock	Back slate or Mexican pebble	
		Sod	St. Augustine/ Floratam	
		Mulch	Shredded Eucalyptus, Metaleuca or recycled mulch	



REVISION	DATE
1. SITEPLAN CHANGE/ 9-16-15	
2. SITEPLAN CHANGE/ 5-03-16	
3.	
4.	
5.	



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7657 NW 50th Street Miami FL 33166

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

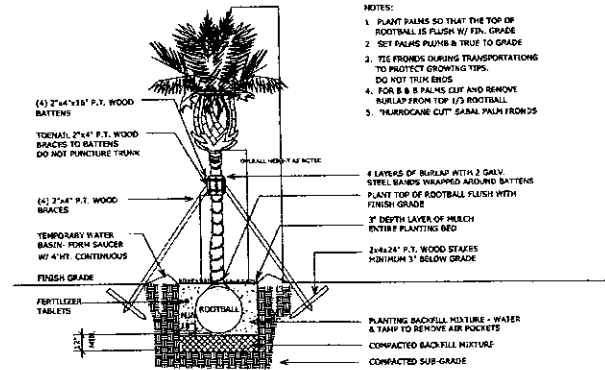
LANDSCAPE PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT # 14,049

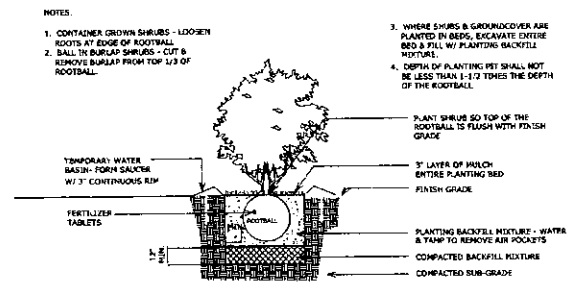
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DATE

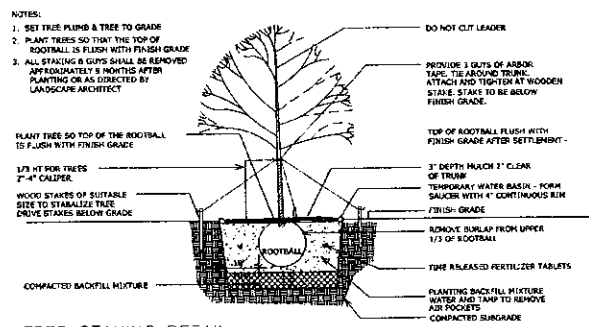
JULY 13, 2015



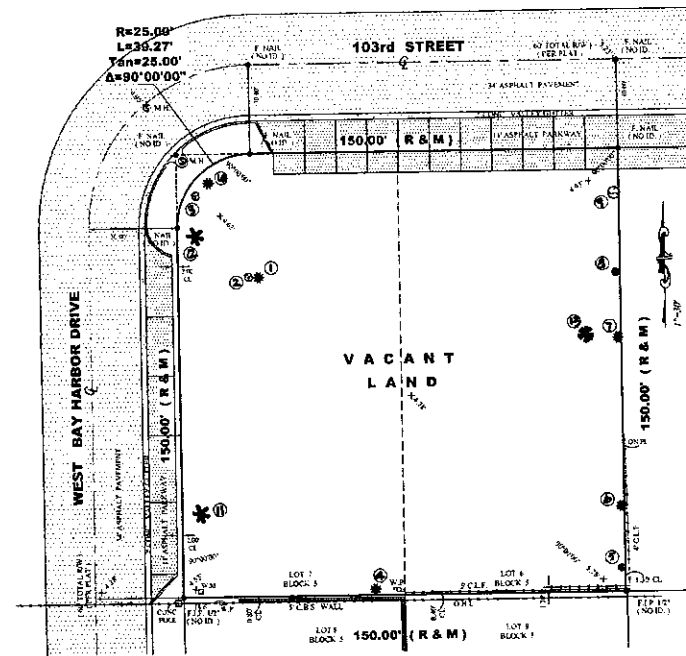
PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



Existing Tree Data

Tree Number	Common Name	Trunk Caliper	Size (Height x Spread)	Disposition
1	Sabal palmetto/ Sabal Palm	12"	12' x 10'	To be removed
2	Bursera simaruba/ Gumbo Limbo	12"	25' x 17'	To be removed
3	Hibiscus tiliaceus/ Mahoe	48"	30' x 45'	To remain
4	Sabal palmetto/ Sabal Palm	12"	30' x 10'	To be removed
5	Mangifera indica/ Mango	10"	15' x 7'	To be removed
6	Sabal palmetto/ Sabal Palm	12"	15' x 7'	To remain
7	Sabal palmetto/ Sabal Palm	12"	15' x 7'	To remain
8	Schoffera actinophylla/ Umbrella Tree	36"	30' x 20'	To be removed
9	Ficus nitida/ Ficus	10"	26' x 7'	To be removed
10	Sabal palmetto/ Sabal Palm	12"	20' x 10'	To remain
11	Roystonea regia/ Royal Palm	30"	60' x 10'	To be removed
12	Roystonea regia/ Royal Palm	30"	60' x 10'	To remain
13	Aracane heterophylla/ Norfolk Island Pine	24"	60' x 7'	To be removed

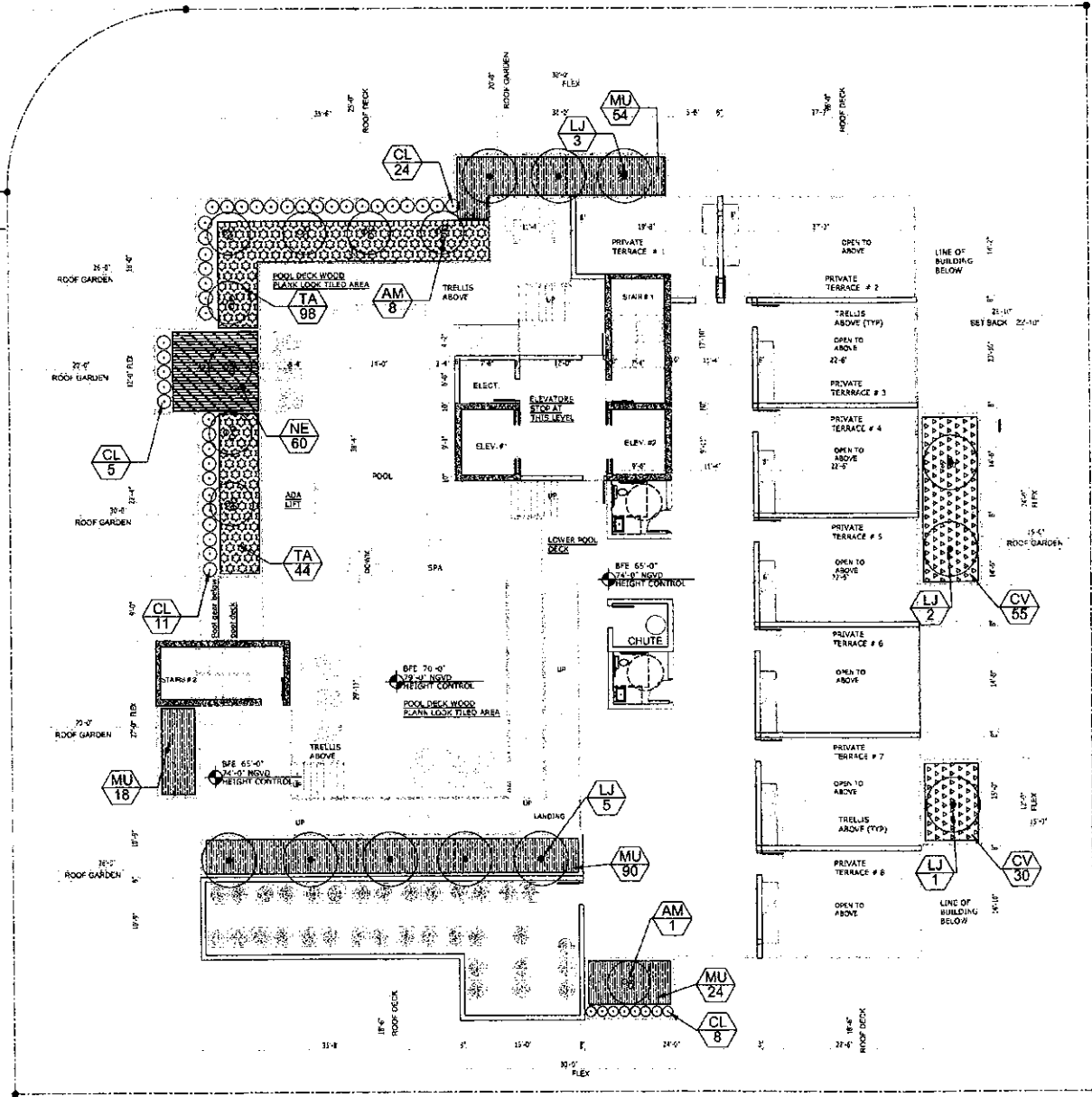
Note: A tree removal permit is required prior to the removal of any trees on site.

TREE DISPOSITION

Scale 1"= 30'-0"

Plant List Sheet L-2

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



ROOF DECK LANDSCAPE PLAN

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

1/2

REVISIONS:

NO.	DESCRIPTION	DATE
1.	SITE PLAN CHANGE	9-16-15
2.	SITE PLAN CHANGE	9-19-15
3.		10/27/15
4.		11/17/15
5.		12/16/15

ABE

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LANDSCAPE PLAN

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

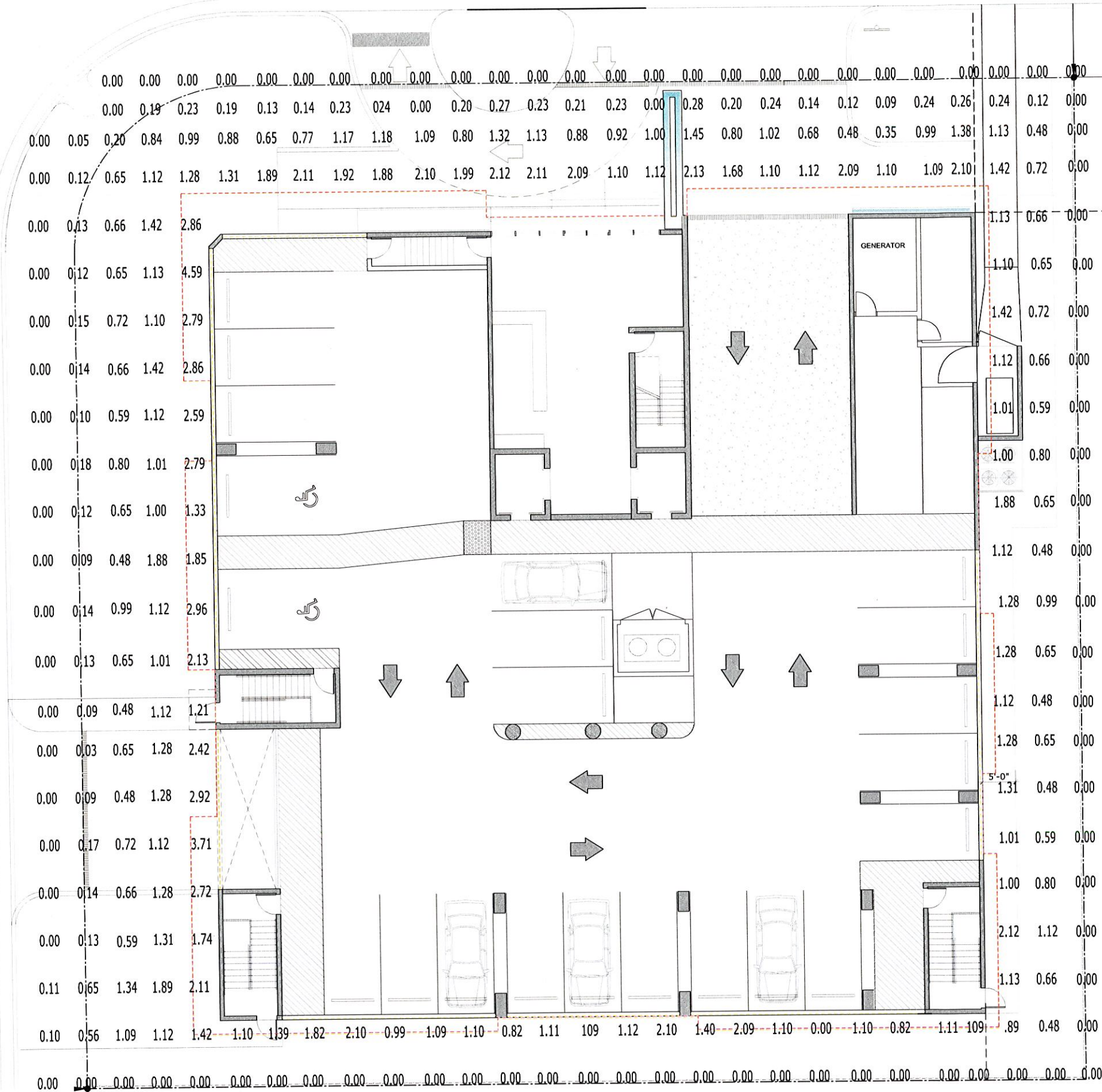
PROJECT # 14.049

SHEET # 1/2

DATE: JULY 13, 2015

CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	4 PIS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN
Ground Floor	150x150 FT	FC @ Floor / H-H	135	5.00	<=> Drive Lane	13.3	38.6	3.9	9.9
			108	5.00	<=> Stalls	6.7	17.6	2.0	9.0
			12	5.00	<=> Entry	43.8	53.0	1.8	1.5
			40	5.00	<=>	5.5	18.7	1.9	9.9

LUMINAIRE SCHEDULE						
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING	QTY
WA	6	KLM LIGHTING 100MH TYPE III WD1403/100MHccc/ccc-P	(1) MH 100	7020	WALL MOUNTED 9' A.G.	30





**AMERICAN
BUILDING
ENGINEERS**

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P.E. 38553
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APPROVED SEAL/SIGNATURE

PHOTOMETRIC PLAN

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33181

PROJECT # 14.049

SHEET #

PH-1

PRINT DATE: June 3, 2016

**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: June 14th, 2016

Subject: Site Development Plan Application – 2nd PZ Board Review
Atlantis of Bay Harbor – 30 DU Multi-family Residential Complex
1170 103rd Street
Bay Harbor Islands Acct. No. MB2015-129
MMPA Acct. No. 01-0702-1005

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated June 3rd, 2016 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (18 Base DU / 13 TDR Units = 30 DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board review / approve the applicant's alternate location of one of the required guest parking spaces (in garage);
 - (3) The Board review / approve the proposed garage screening material;
 - (4) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In August 2015 the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and finally 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. The PZB check-set was submitted / signed-off by staff.

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On March 1st, 2016, the Planning and Zoning Board discussed this project but deferred action on the application, advising the applicant to make several changes. Since that time, the Town has received several revised sets of plans that have attempted to address the previous PZB design comments.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1170 103rd Street
Legal Description: Lots 6 and 7 of Block 5, “Bay Harbor Island” Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

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

The lots are currently vacant; however, those lots were previously developed with a duplex (2 DU) and one six (6) DU residential complex for a total of eight (8) DU. Therefore, the net increase would be twenty-two (22) DU. The revised site design incorporates one (1) square-shaped building on top of a parking garage structure that is depressed 3'-6" below grade. Two (2) main driveway connections are proposed into the site as well as a looped driveway connection servicing the building lobby. The northern main driveway was revised to serve as a two-way driveway connection to 103rd Street (24-feet in width) that provides access only to the second level of the parking garage. The western driveway was revised to serve as a two-way driveway connection to West Bay Harbor Drive (24-feet in width) that provides access only to the first level of the parking garage. The looped driveway is a 12-foot wide one-way driveway providing access to the building lobby and one (1) guest / loading parking space from 103rd Street. The second guest space is proposed inside the lower garage. Fire Department staging areas are shown on the plans on the public roadways adjoining the site; one near each main driveway.

On the building rooftop is a recreational facility with a swimming pool, sun-deck area, a common shared men's / women's restroom, a spa, bar, open fitness area, and eight (8) private cabanas. The proposed new building is 6-stories in height; five (5) floors of residential use over two (2) floors of parking / building lobby @ 65-feet above BFE.

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

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

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 12+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

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

As stated above, the revised Site Development Plan depicts access to the site from two main driveway connections as well as a looped driveway servicing the building lobby. The revised northern main driveway is a two-way driveway connection to 103rd Street that is 24-feet in width and provides access only to the second level of the parking garage. The western driveway is also a two-

way driveway connection to West Bay Harbor Drive that is 24-feet in width and provides access only to the first level of the parking garage. The looped driveway is a single 12-foot wide one-way driveway providing access to the building lobby and one (1) guest / loading parking space from 103rd Street. Based on 30 DU the Code requires at least sixty (60) parking spaces. Sixty-five (65) parking spaces are provided (24 standard, 38 through vertical lifts, one parallel space and 2 ADA spaces). As this is a two-lot development, two (2) guest spaces are required as well as a drop-off area near the lobby entrance. Guest spaces are required in the front yard areas unless the PZB approves an alternate location. The applicant is proposing one (1) space at the lobby entrance along 103rd Street while the second (2) space is proposed in the parking garage. PZB approval will be required to provide the guest space in the parking garage.

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The revised building design is clean / modern with decorative columns, as well as the use of decorative weaving arches and metal mesh screening the parking garage openings.

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

The Planning and Zoning Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light. The plans shows openings on all sides of the structure, but with full screening panels (no large voids).

PLANNING AND ZONING BOARD REQUESTED CHANGES

On March 1st, 2016 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes:

1. Address the slope of the ramps.

The applicant has revised the plans to show a 2:20 slope for the parking garage ramps. Additionally, the parking garage ramps were revised to show the northern driveway providing two-way access only to the second level of the garage and the western driveway providing two-way access only to the first level of the garage.

2. Address the columns.

The applicant has completely removed the decorative "corner" columns from the plans.

3. The roof cabanas need to be open and ventilated.

The applicant has revised the roof cabanas to be much more open than previously proposed; only a small trellis is shown over portions of the private cabanas.

4. *The unit layouts need to be addressed.*

The applicant has addressed the unit layouts to be more functional.

5. *The parking garage ventilation must be shown.*

The applicant now shows several open areas of the garage that are screened with a metal mesh material that is 50% open, as well as the previously proposed decorative arches. The Planning and Zoning Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light. The plans shows openings on all sides of the structure, but with screening panels (no large voids).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated June 3rd, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by American Building Engineers (ABE) dated June 3rd, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 13 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 3) The applicant is requesting permission to provide one of the two required guest parking spaces in the lower level parking garage rather than the front yard area. The Town Code allows the Planning and Zoning Board to approve alternate locations. Planning and Zoning Board approval is required.
- 4) The PZ Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light.
- 5) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 6) Payment of all required Town impact fees prior to issuance of building permits.
- 7) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

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- 8) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

AGENDA ITEM REPORT

June 21, 2016

ITEM NUMBER: 3.

ITEM: Request for approval for a new multi-family dwelling for “Sophie by Alure” located at 1045 92 Street, Lots 13-14 of Block 15. The developers are proposing to construct a twenty-six (26) unit multi-family residential development. The proposed units range from 1,105 to 2,355 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure. The building has 7 stories in height (5 floors of residential over 2 floors of parking / building lobby / common areas @ 65 feet above BFE. The developer will be required to obtain 8 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1045 92 Street.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 8 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	Sophie6.21.16.pdf
2.	Staff Report	BHI PZB Staff Report Sophie MFR June 1 2016.pdf
3.	Impact Analysis	SophieImpactAnalysis.pdf

SOPHIE BY ALLURE

1045 92ND STREET

1045 92ND STREET , BAY HARBOR ISLANDS , FLORIDA 33154

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STREET PERSPECTIVE

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 S.W. 81st STREET
Miami, Florida 33143
P H : (3 0 5) 6 6 5 . 9 6 8 8
F A X : (3 0 5) 6 6 8 . 8 4 2 6

OWNER / DEVELOPER:
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAST, SUITE 500
HOUSTON, TEXAS 77027
P H : (7 8 6) 6 1 2 . 4 6 0 3



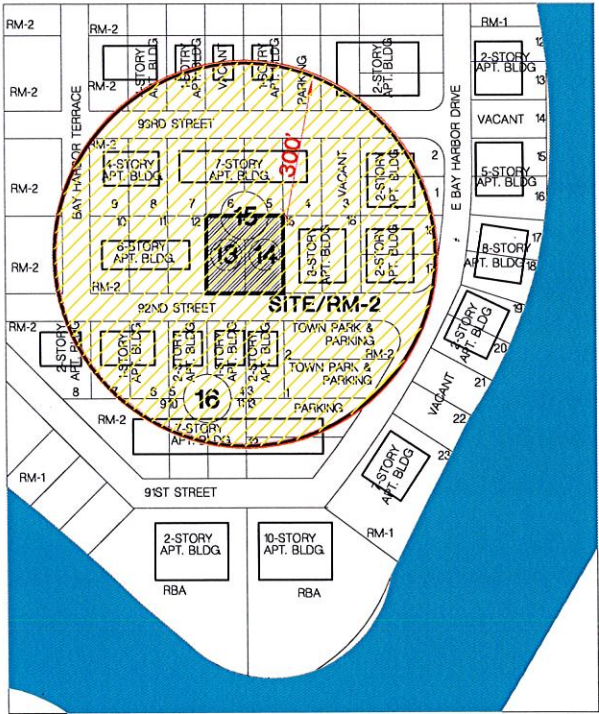
CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida, 33020
P H : (9 5 4) 3 6 7 . 0 3 7 1
F A X : (3 0 5) 3 6 7 . 0 3 7 2

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HATCHED AREA INDICATES 300' RADIUS FROM SITE

AERIAL MAP
SCALE: N.T.S.



NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE RM-2 MEDIUM-HIGH DENSITY RESIDENTIAL; [HATCHED AREA INDICATES 300' RADIUS] LOTS 1 & 2 OF BLOCK 16 ARE TOWN PARK

LOCATION MAP
SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

THE SITE IS VACANT

BUILDING OCCUPANCY

R1

TYPE OF CONSTRUCTION

TYPE I-B

FLORIDA BUILDING CODE 5th EDITION 2014

FLORIDA FIRE PRENTION CODE 5th EDITION

UNIT #	# OF UNITS	NSF PER UNIT	*GSF PER UNIT	BALCONY	SF	# OF BD / # OF BA
UNIT 301	1	2,177	2,273	360	SF	3 BD / 3.5 BA
UNIT 302	1	1,214	1,275	105	SF	2 BD / 2 BA
UNIT 303	1	1,925	2,015	395	SF	3 BD / 3 BA + STUDIO
UNIT 304	1	1,630	1,712	365	SF	2 BD / 2 BA + STUDIO
UNIT 305	1	1,163	1,223	100	SF	2 BD / 2 BA + DEN
UNIT 306	1	1,704	1,792	274	SF	2 BD / 3 BA + STUDIO
UNIT 401	1	2,177	2,273	360	SF	3 BD / 3.5 BA
UNIT 402	1	1,214	1,275	105	SF	2 BD / 2 BA
UNIT 403	1	1,925	2,015	395	SF	3 BD / 3 BA + STUDIO
UNIT 404	1	1,630	1,712	365	SF	2 BD / 2 BA + STUDIO
UNIT 405	1	1,163	1,223	100	SF	2 BD/2 BA
UNIT 406	1	1,704	1,792	274	SF	2 BD/3 BA + STUDIO
UNIT 501	1	2,150	2,248	370	SF	3 BD / 3.5 BA
UNIT 502	1	1,105	1,160	202	SF	1 BD / 2 BA + STUDIO
UNIT 503	1	1,640	1,723	521	SF	3 BD / 3 BA
UNIT 504	1	1,307	1,381	430	SF	2 BD / 2 BA + STUDIO
UNIT 505	1	1,015	1,070	193	SF	1 BD/2 BA + STUDIO
UNIT 506	1	1,699	1,759	273	SF	3 BD/3 BA
UNIT 601	1	2,355	2,464	421	SF	3 BD / 3.5 BA
UNIT 602	1	2,161	2,262	634	SF	3 BD / 3 BA + STUDIO
UNIT 603	1	1,651	1,733	597	SF	2 BD / 3 BA + STUDIO
UNIT 604	1	1,734	1,831	490	SF	3 BD / 3 BA
UNIT 701	1	2,355	2,464	364	SF	3 BD/3.5 BA
UNIT 702	1	2,161	2,262	536	SF	3 BD/3 BA + STUDIO
UNIT 703	1	1,651	1,733	400	SF	2 BD / 3 BA + STUDIO
UNIT 704	1	1,734	1,831	290	SF	2 BD / 3 BA
TOTAL	26	44,344	46,501	-	SF	
STORAGE	26	650	650		SF	

NOTE:
1. DENS AND STUDIOS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.
2. PROVIDE SOUND ABATEMENT PANELS AROUND WALLS OF A/C CONDENSING UNITS & GENERATOR ROOM.

ZONING SUMMARY

SF		ACRES	
LOT AREA		22,500 0.52 +/-	
LEGAL DESCRIPTION			
LOTS 13 & 14 BLOCK 15 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FLOOD ELEVATION		9.0' NGVD	
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 9.0' NGVD. MAP/PANEL			
CROWN OF THE ROAD		5.18' NGVD	
ZONING CLASSIFICATION		RM2 - MULTI FAMILY RESIDENTIAL DISTRICT	
FUTURE LAND USE DESIGNATION		MEDIUM-HIGH DENSITY RESIDENTIAL	
FLR		ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)		N/A	
MAXIMUM DENSITY [0.52 ACRES X 60 DUA]		31 DU	26 DU [0.52 ACRES X 50 DUA]
34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]		17.68 (18)	26 (8 TDRs REQ.)
SETBACKS		REQUIRED	PROPOSED
FRONT:			
UP TO 30'-0" HIGH		20'-0"	20'-0"
UP TO 45'-0" HIGH		25'-0"	30'-0"
UP TO 65'-0" HIGH		30'-0"	30'-0"
REAR UP TO 30'-0" HIGH		10'	10'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		21'-8" (MAX)	21'-8" (MAX)
SIDE:			
UP TO 30'-0" HIGH 10% OF LOT WIDTH		15'	15'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		26'-8"(MAX)	26'-8"" (MAX)
FLEX: 1/3 OF BUILDING LENGTH			
@ NORTH [0.33 X 120'-0"]		40'-0"	40'-0"
@ EAST [0.33 X 120'-0"]		40'-0"	40'-0"
@ SOUTH [0.33 X 120'-0"]		40'-0"	40'-0"
@ WEST [0.33 X 120'-0"]		40'-0"	40'-0"
MAXIMUM HEIGHT		ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT		65'-0" above BFE	65'-0" above BFE
GROUND LANDSCAPE AREA		REQUIRED	PROPOSED
20% OF LOT AREA MINIMUM	22,500 X .20	4,500 SF	4,658 SF = 21%
IMPERVIOUS AREA			17,842 SF = 79% OF SITE AREA
ROOF DECK LANDSCAPE REQUIREMENTS		REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM	4,937 SF X .15	741 SF	1,709 SF = 35 %
LOT COVERAGE		ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	15,681 SF = 70%
PARKING SPACE REQUIREMENTS		REQUIRED	PROPOSED
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 2 GUEST PARKING AS A SUBSET OF THE TOTAL		52 (INCLUDING 2 GUEST)	53 (INCLUDING 2 GUEST)

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Sophie
allure

CIVIL ENG.
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SUSAN C. HOLLAND, PE
Reg. no. 41831

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GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
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PHONE: 305.665.7448 FAX: 305.665.4445

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 82ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

NO	REVISION	DATE	BY

DRAWING TITLE
PROJECT INFO

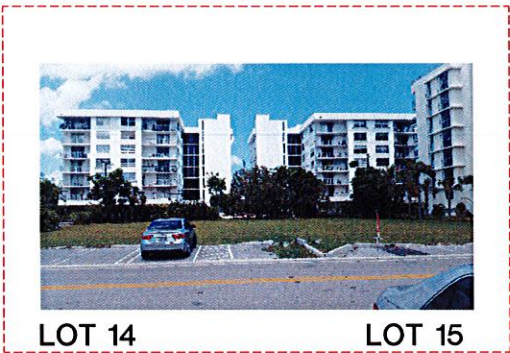
SCALE 1/8" = 1'-0" DATE MAY 31, 2016
SHEET NUMBER
A-0.01
P & Z SUBMITTAL



NW STREET VIEW



EXIST. WEST PROPERTY
NEIGHBOR



EXISTING SITE (SUBJECT SITE)
(92ND STREET)



EXIST. EAST PROPERTY
NEIGHBOR



NE STREET VIEW



WEST PROPERTY NEIGHBOR

SUBJECT SITE DESIGN

EAST PROPERTY NEIGHBOR
(THE CLUB)

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SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
CONTEXT PHOTOS

SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016

SHEET NUMBER
A-0.02

P & Z SUBMITTAL



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM NORTHEAST

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN

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Sophie
by
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
3405 S.W. 41 STREET MIAMI, FL 33133
PHONE: 305.463.5467 FAX: 305.463.4426

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY
DRAWING TITLE			
AERIAL VIEWS			
SCALE 1/8" = 1'-0"		DATE MAY 31, 2016	
SHEET NUMBER			
A-0.03			
P & Z SUBMITTAL			



PERSPECTIVE VIEW FROM SOUTH EAST

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR00071413
ITAI BENAYOUN-FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612 - 4603

Sophie
allure

DAE, INC.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1605 S.W. 11 STREET MIAMI, FL 33131
PHONE: 305-665-7943 FAX: 305-665-3436

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
RENDERING
VIEWS

SCALE 1/8" = 1'-0" DATE MAY 31, 2016

SHEET NUMBER

A-0.04
P & Z SUBMITTAL



RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
THAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE (786) 612 - 4603



DAE. ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
480 S.W. 11 STREET SUITE 111
PHONE: 305-665-7428 FAX: 305-665-1428

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
RENDERING
SCALE 1/8" = 1'-0"
DATE MAY 31, 2016
SHEET NUMBER
A-0.05
P & Z SUBMITTAL



ROOF - TOP VIEW

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
CHAT BENAYOUN-FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3653 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612 - 4603



DAL. ENG.
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civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4801 S.W. 11 STREET, MIAMI, FL 33141
PHONE: 305-465-7448 FAX: 305-465-6436

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE

DATE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**RENDERING
VIEWS**
SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
A-0.06
P & Z SUBMITTAL



INTERIOR VIEW

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN-FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612 - 4603

Sophie
allure

CIVIL ENG.

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civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
3801 W 81 STREET MIAMI FL 33149
PHONE: 305-667-7845 FAX: 305-667-8428

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE

DATE		DATE	
NO	REVISION	DATE	BY

DRAWING TITLE

**RENDERING
VIEWS**

SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016

SHEET NUMBER

A-0.07
P & Z SUBMITTAL



INTERIOR VIEW

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FSHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER

ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE (786) 612 - 4603

Sophie
allure
Design

CIVIL ENG.

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4601 E.W. 91 STREET MIAMI FL 33145
PHONE 305.665.7648 FAX 305.665.7649

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

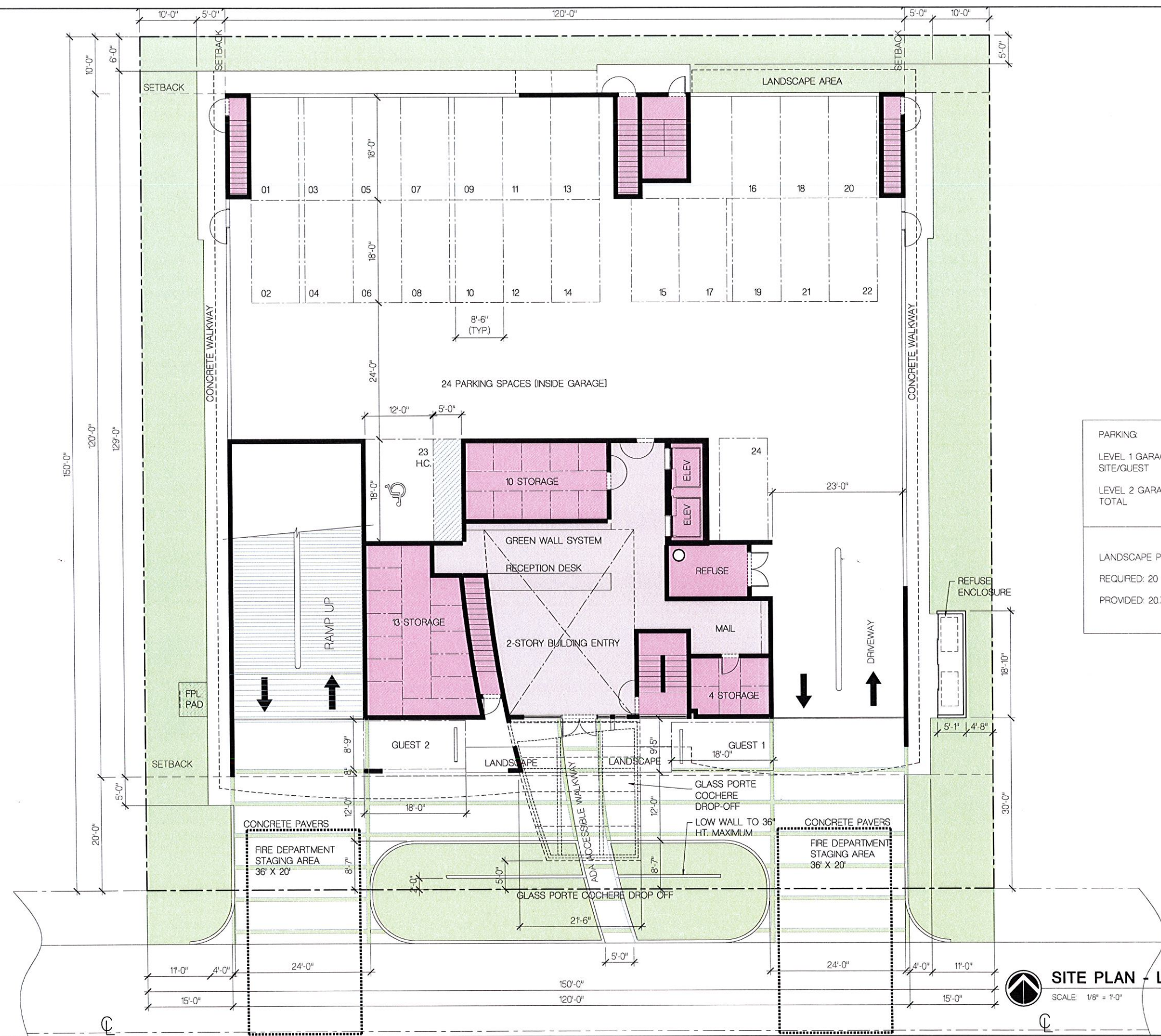
RENDERING VIEWS

SCALE 1/8" = 1'-0" DATE MAY 31, 2016

SHEET NUMBER

A-0.08
P & Z SUBMITTAL

5/30/2016 11:08 AM



PARKING:	
LEVEL 1 GARAGE =	24 SPACES
SITE/GUEST =	2 SPACES
LEVEL 2 GARAGE =	27 SPACES
TOTAL =	53 SPACES

LANDSCAPE PERMEABLE AREA CALCULATION:	
REQUIRED: 20 % OF 22,500 SF =	4,500 SF
PROVIDED: 20.7% OF 22,500 SF =	4,658 SF

SITE PLAN - LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN, FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612-4603

Sophie
allure

DATE: 5/30/2016
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 357-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

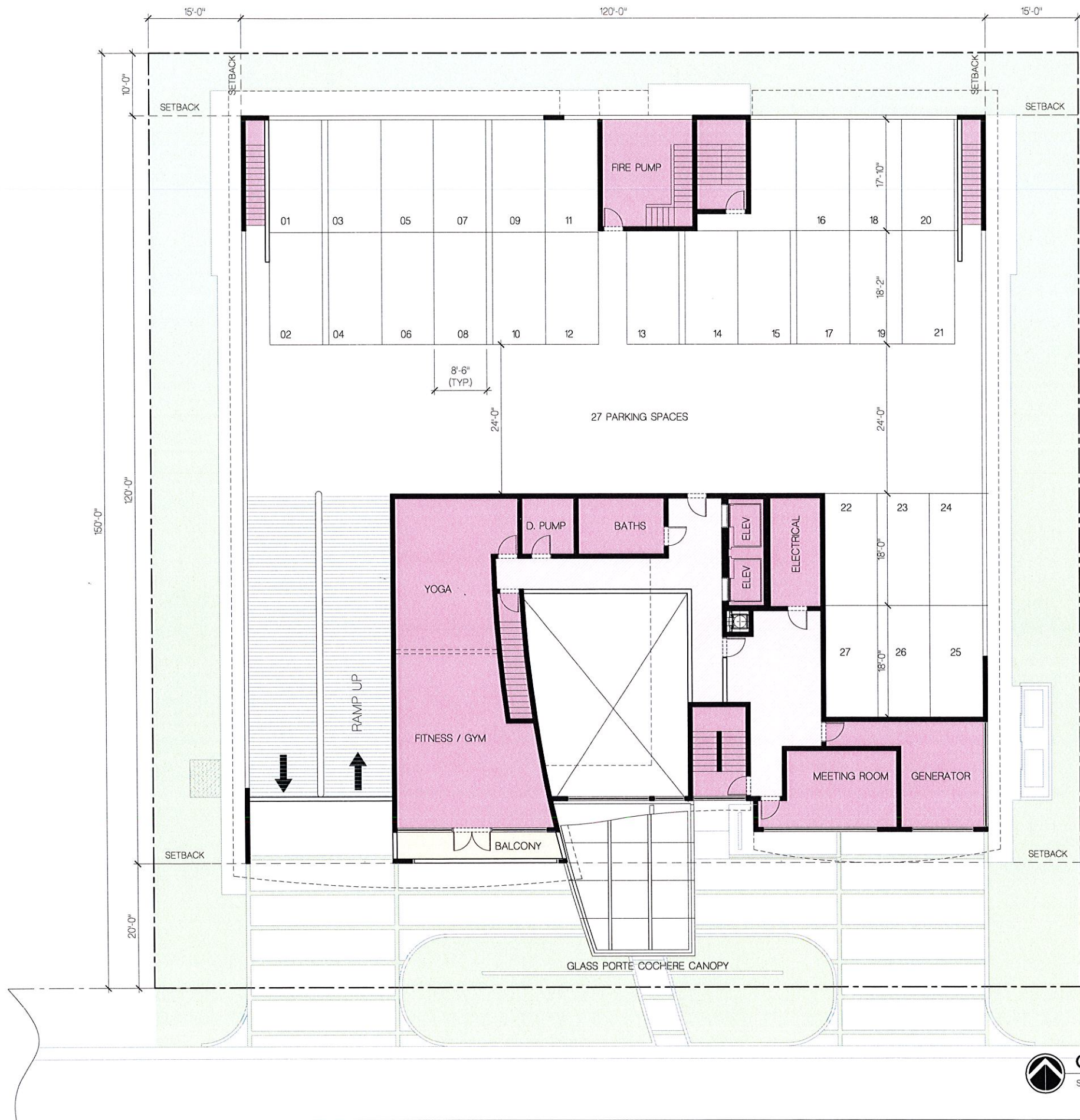
LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
380 S.W. 41 STREET MIAMI, FL 33135
PHONE: (305) 461-7468 FAX: (305) 461-7469

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE
DATE
NO. REVISION DATE BY

DRAWING TITLE
SITE PLAN - LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
A-1.01
P & Z SUBMITTAL

5/30/2016 10:55 AM



GARAGE - LEVEL 2 FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHILIP BENAYOUN, FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612-4603

Sophie
allure

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
NEW E W 41 STREET MIAMI FL 33144
PHONE: 305-460-7468 FAX: 305-460-7469

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

**GARAGE
LEVEL 2 FLOOR PLAN**

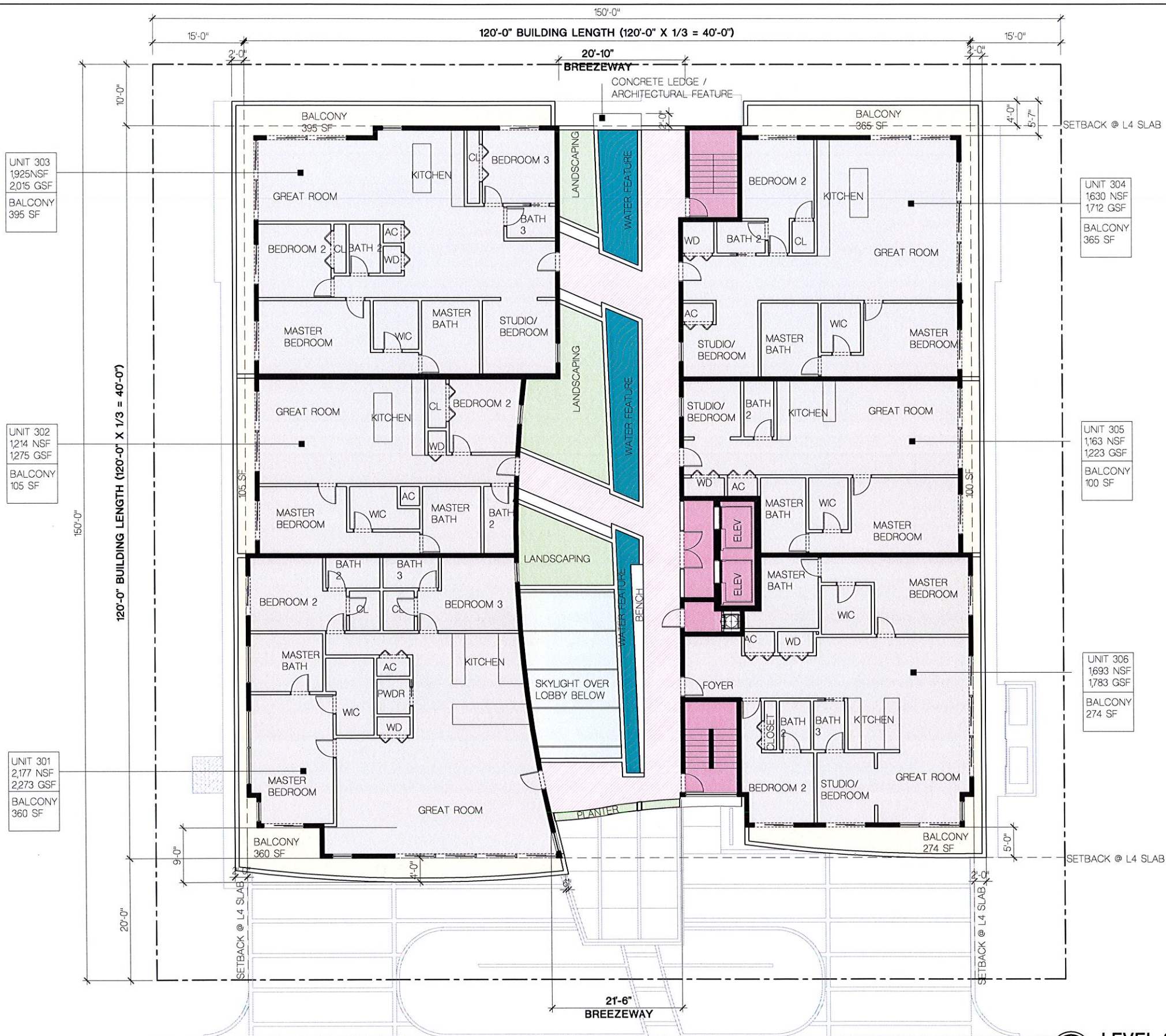
SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016

SHEET NUMBER

A-102

P & Z SUBMITTAL

5/27/2016 12:16 PM



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHIL BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612 - 4803



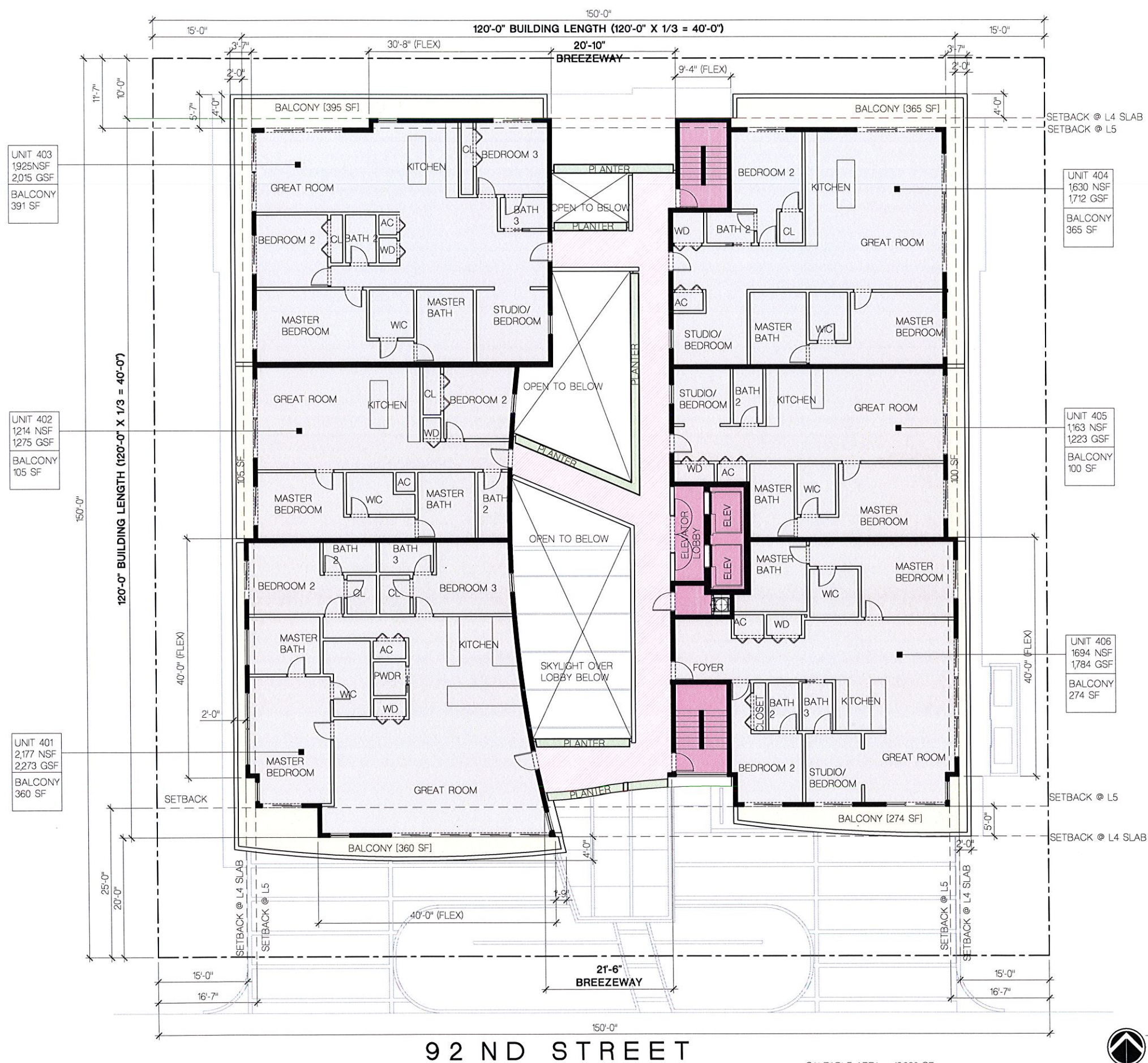
CAL. ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4815 W. 41 STREET, MIAMI, FL 33141
PHONE: 305.667.7428 FAX: 305.667.5426

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

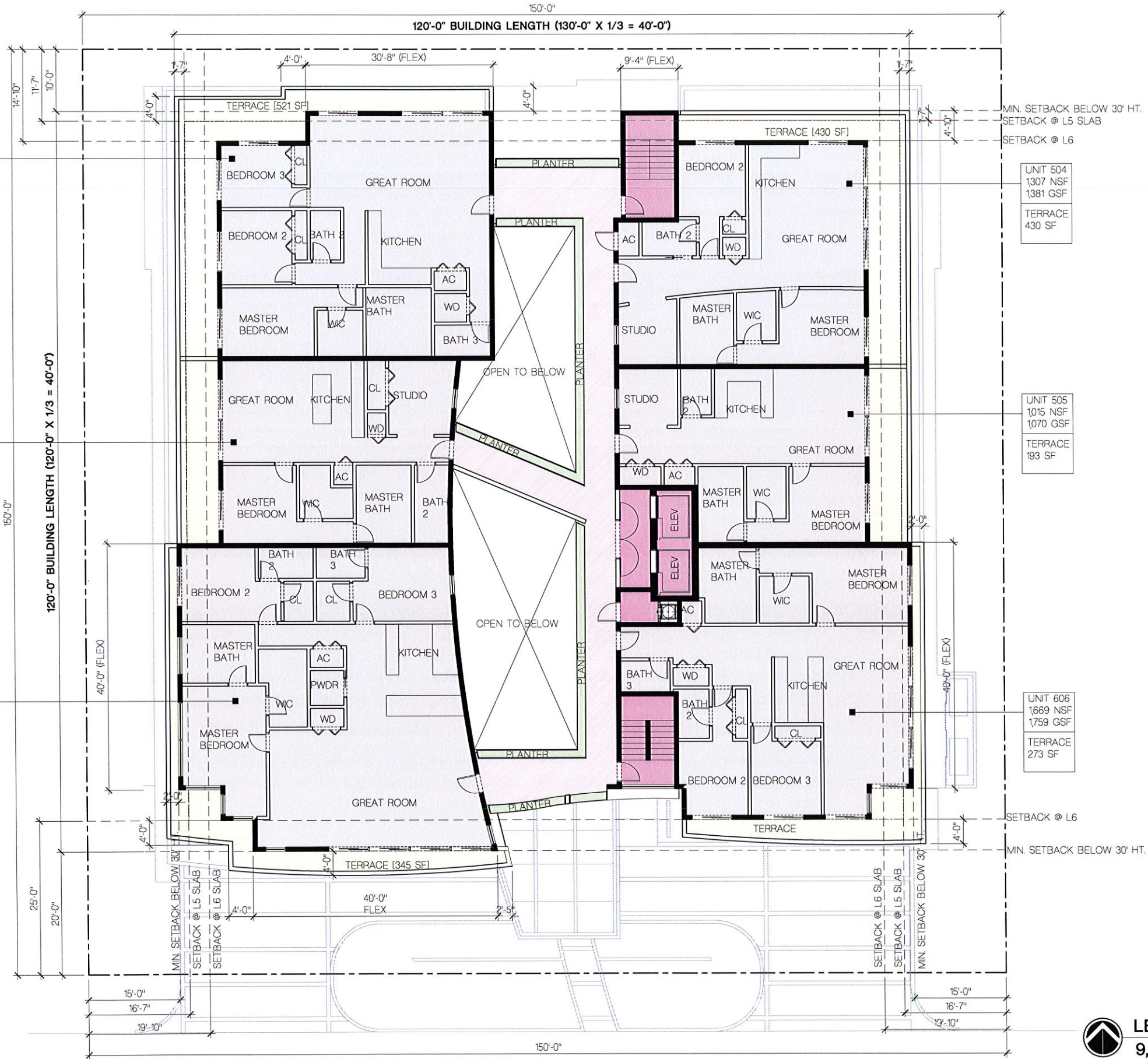
SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 3
FLOOR PLAN**
SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
A-1.03
P & Z SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

5/27/2016 12:16 PM



92 ND STREET

SALEABLE AREA = 9,139 SF

LEVEL 5 FLOOR PLAN
9,331 SF SALEABLE
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612-4603

Sophie
allure

DATE: 5/27/2016
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4800 E.W. 11 STREET, MIAMI, FL 33141
PHONE: 305 665 1448 FAX: 305 665 1449

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DATE: 5/27/2016

NO. REVISION DATE BY

DATE: 5/27/2016

DRAWING TITLE
LEVEL 5 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: MAY 31 2016
SHEET NUMBER

A-105
P & Z SUBMITTAL

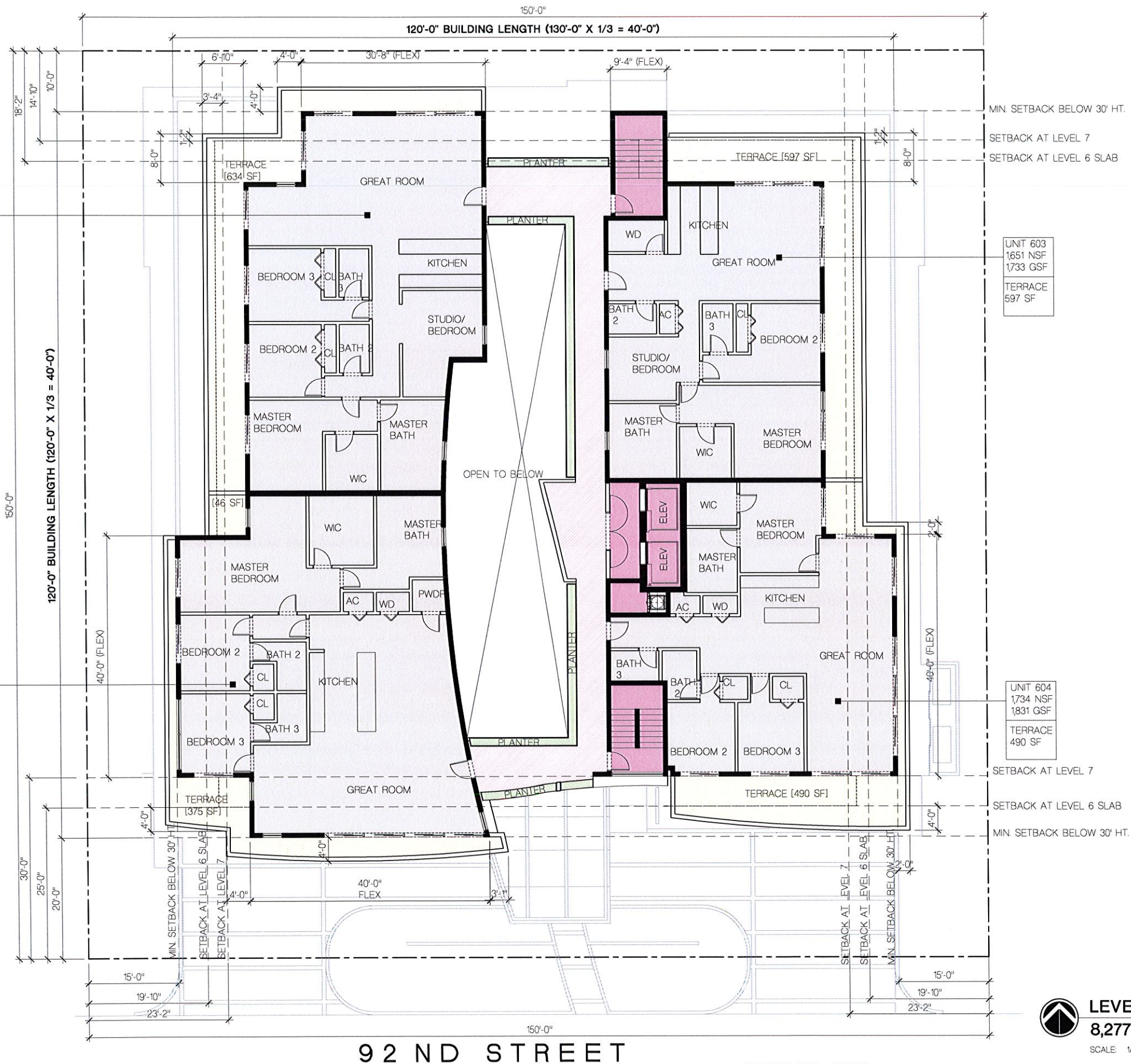
5/27/2016 12:18 PM

UNIT 602
2,161 NSF
2,262 GSF
TERRACE
634 SF

UNIT 601
2,355 NSF
2,464 GSF
TERRACE
421 SF

UNIT 603
1,651 NSF
1,733 GSF
TERRACE
597 SF

UNIT 604
1,734 NSF
1,831 GSF
TERRACE
490 SF



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
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TELEPHONE (786) 612 - 4603

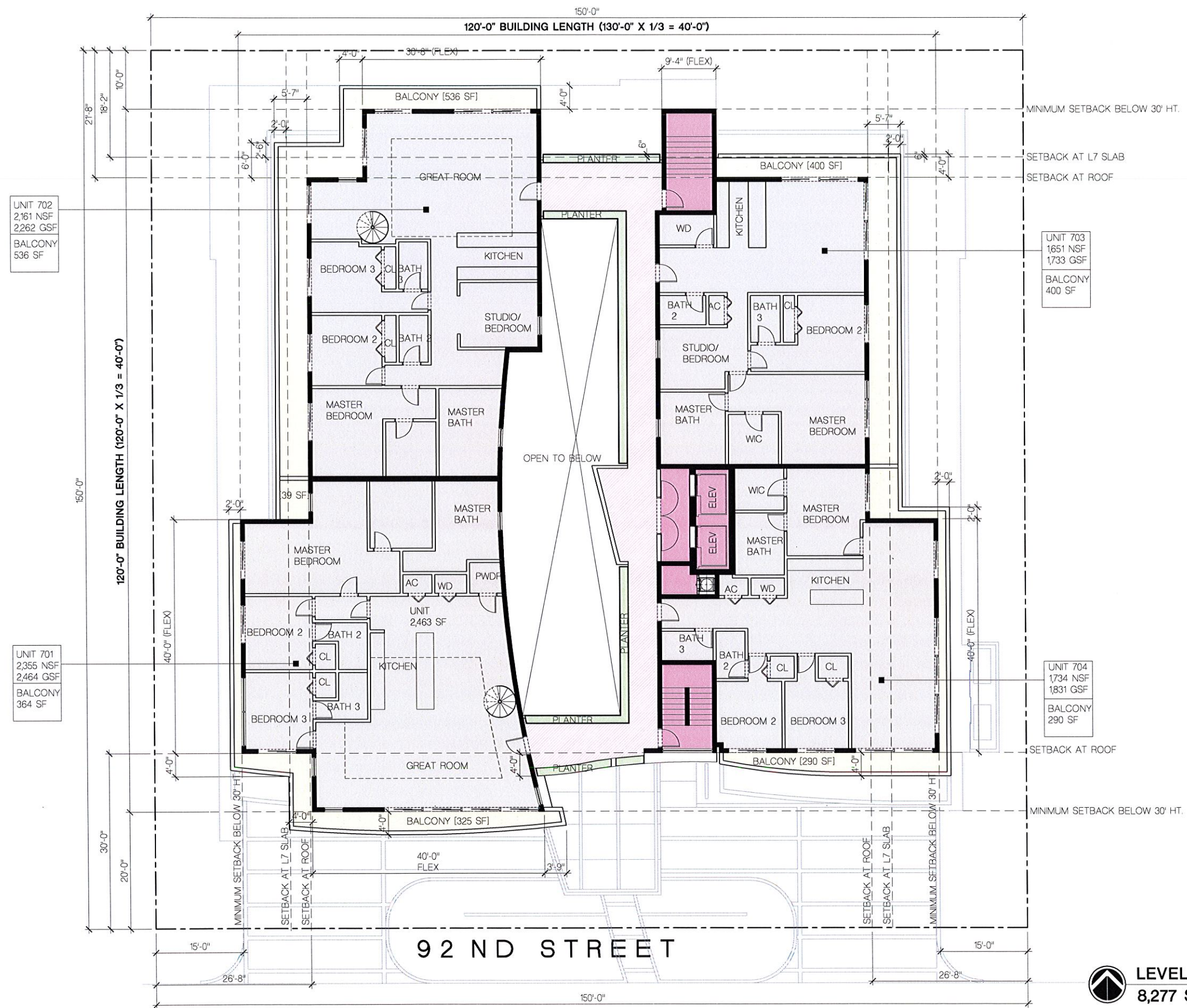
Sophie
allure

CIVIL ENG
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1800 E.W. 83 STREET MIAMI, FL 33143
PHONE: 305.463.7868 FAX: 305.463.8425

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY
DRAWING TITLE			
LEVEL 6 FLOOR PLAN			
SCALE: 1/8" = 1'-0"		DATE: MAY 31, 2016	
SHEET NUMBER			
A-106			
P & Z SUBMITTAL			



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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

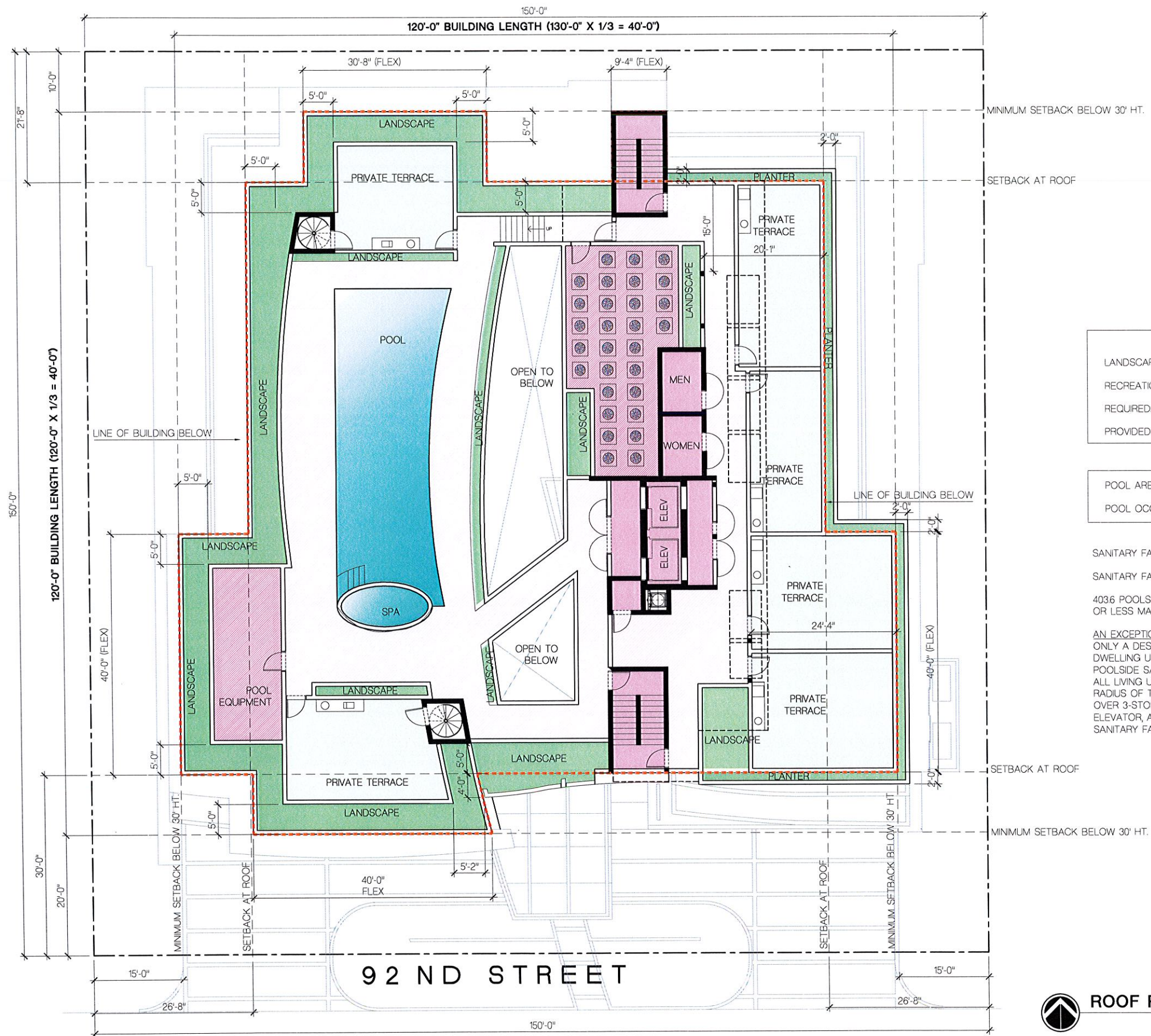
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 • 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE _____

DRAWING TITLE



LANDSCAPE AREA CALCULATION:
RECREATION DECK AREA = 4,937 SF
REQUIRED: 15 % OF 4,937 SF = 741 SF
PROVIDED: 35% OF 4,937SF = 1,709 SF

POOL AREA = 909 SF
POOL OCCUPANCY 1/50 = 18 OCCUPANTS

SANITARY FACILITIES REQUIRED @ ROOF = 0
SANITARY FACILITIES PROVIDED @ ROOF = 1 UNISEX
4036 POOLS WITH BATHING LOADS OF 20 PERSONS
OR LESS MAY UTILIZE A UNISEX RESTROOM.

AN EXCEPTION: WHERE A SWIMMING POOL SERVES
ONLY A DESIGNATED GROUP OF RESIDENTIAL
DWELLING UNITS AND NOT THE GENERAL PUBLIC,
POOLSIDE SANITARY FACILITIES ARE NOT REQUIRED IF
ALL LIVING UNITS ARE WITHIN A 200 FT. HORIZONTAL
RADIUS OF THE NEAREST WATERS EDGE, ARE NOT
OVER 3-STORIES IN HEIGHT UNLESS SERVICED BY AN
ELEVATOR, AND ARE EACH EQUIPPED WITH PRIVATE
SANITARY FACILITIES.



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

SALEABLE AREA = 8,271 SF

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3665 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612-4603



CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
400 S.W. 11 STREET SUITE 1111
MIAMI, FL 33135

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF PLAN
SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
A-1.08
P & Z SUBMITTAL

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE (786) 612 - 4603

Sophie
allure

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)387-0371 (954)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4805 E.W. 11 STREET MIAMI, FL 33141
PHONE: 305.655.1448 FAX: 305.655.1449

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

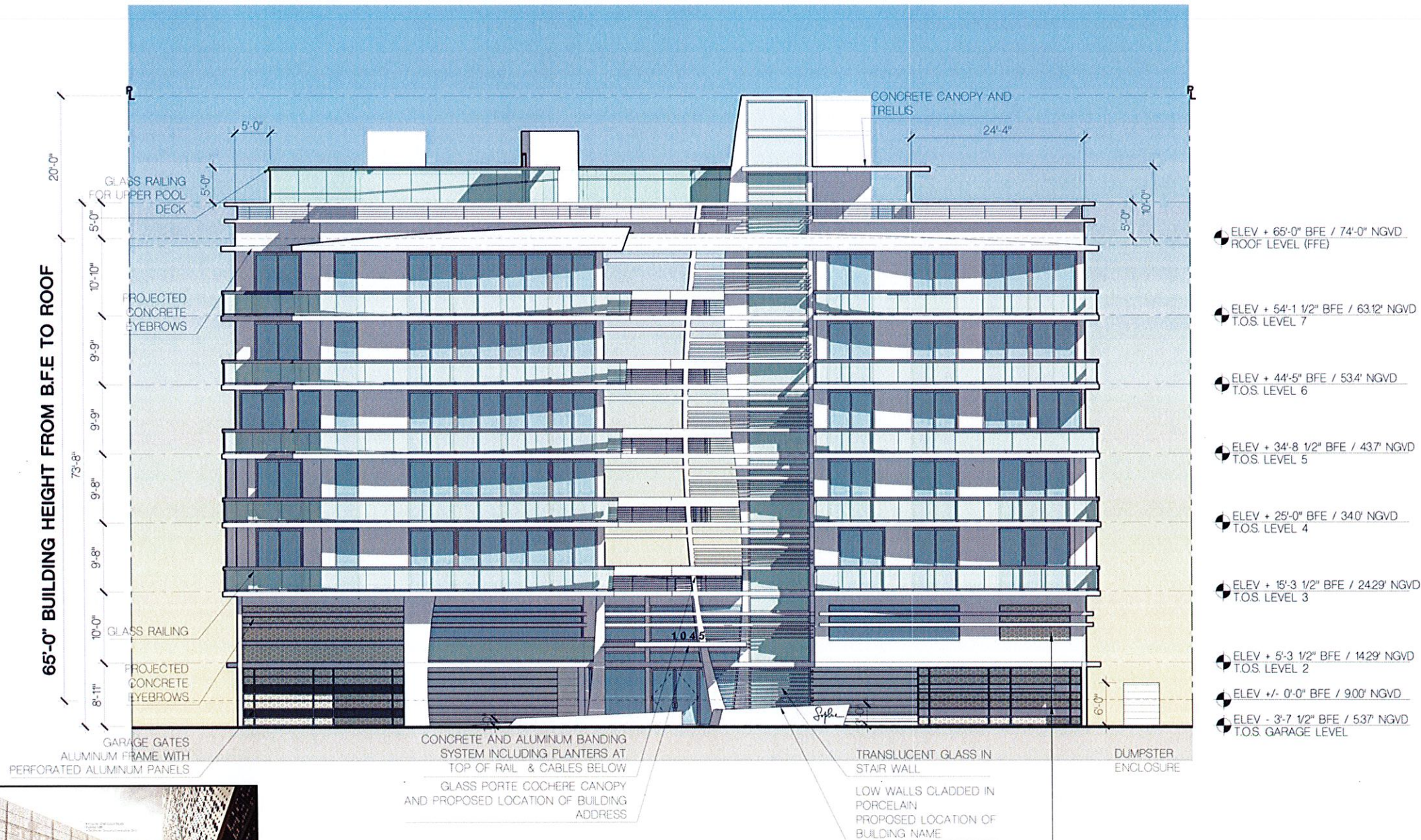
NO	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION

SCALE 1/8" = 1'-0" DATE MAY 31 2016
SHEET NUMBER

A-2.01

P & Z SUBMITTAL



[AT GENERATOR & GARAGE GATES]

SOUTH ELEVATION

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



SOUTH ELEVATION

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

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-001494
MARKUS A. FRANKEL
LICENSE NO. ARD007143
THAT BENAYOUN FISHMAN
LICENSE NO. ARD017273

1179 KANE CONCOURSE, SUITE 120
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TELEPHONE: (786) 612-4603

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2950 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 367-0371 (954) 367-0372 FAX
SUSAN C. HOLLAND, PE
Reg. no. 41831

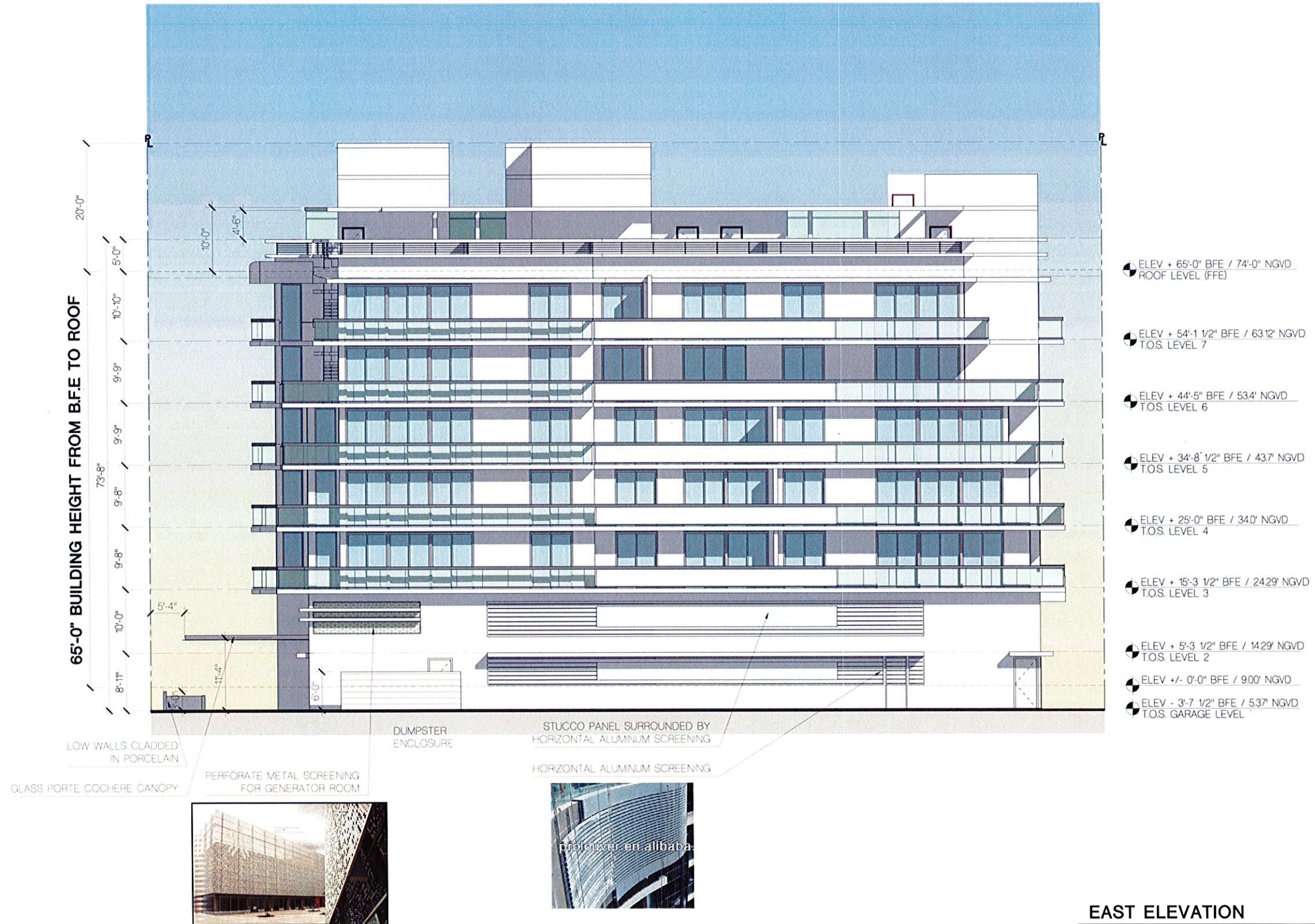
LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT FARLEY A.S.L.A.
ARCHITECT & DESIGNER MEMBER AIA, ASLA
PHONE: 954/367-0371 FAX: 954/367-0372

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
A-2.01A
P & Z SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
EAST ELEVATION

SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016

SHEET NUMBER
A-2.02

P & Z SUBMITTAL



EAST ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
JIMMY BENAYOUN, FLSHAM
LICENSE NO. AR0017273

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PINE GROVE, FL 33414

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33194

SIGNATURE

DATE

NO. REVISION DATE BY

DRAWING TITLE

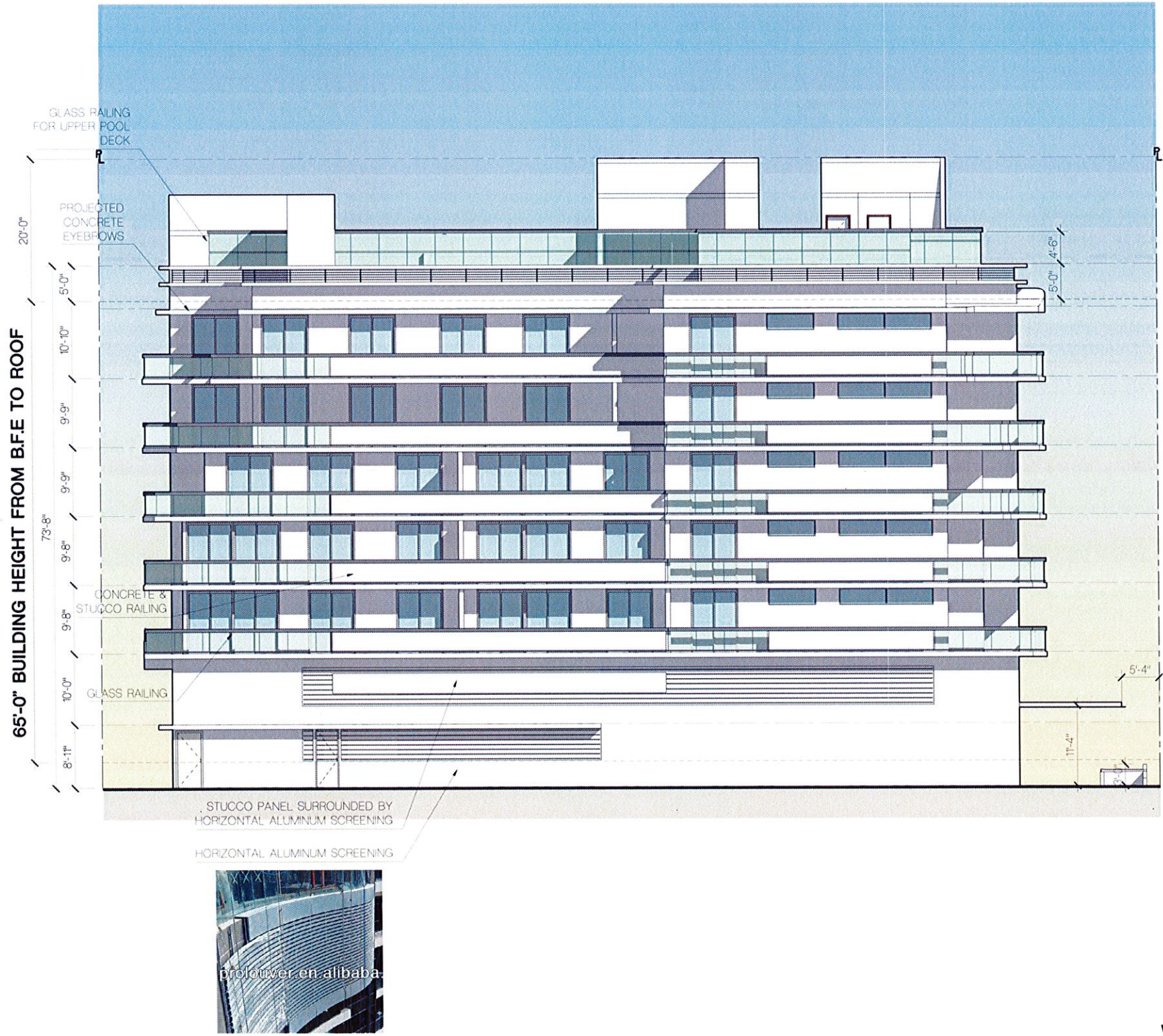
EAST ELEVATION

SCALE 1/8" = 1'-0" DATE MAY 31, 2016

SHEET NUMBER

A-2.02A

P & 2 SUBMITTAL



- ELEV + 65'-0" BFE / 74'-0" NGVD
ROOF LEVEL (FFE)
- ELEV + 54'-1 1/2" BFE / 63'-12" NGVD
TOS. LEVEL 7
- ELEV + 44'-5" BFE / 53'-4" NGVD
TOS. LEVEL 6
- ELEV + 34'-8 1/2" BFE / 43'-7" NGVD
TOS. LEVEL 5
- ELEV + 25'-0" BFE / 34'-0" NGVD
TOS. LEVEL 4
- ELEV + 15'-3 1/2" BFE / 24'-9" NGVD
TOS. LEVEL 3
- ELEV + 5'-3 1/2" BFE / 14'-9" NGVD
TOS. LEVEL 2
- ELEV +/- 0'-0" BFE / 9'-0" NGVD
- ELEV - 3'-7 1/2" BFE / 53'-7" NGVD
TOS. GARAGE LEVEL

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

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
CHAT BENAYOUN FISHER
LICENSE NO. AR0017273
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SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
WEST ELEVATION
SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
A-2.03
P & Z SUBMITTAL



WEST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-0001494

MARKUS A. FRANKEL

LICENSE NO. AR0007143

FRANK BENAYOUN, FLSM

LICENSE NO. AR0017273

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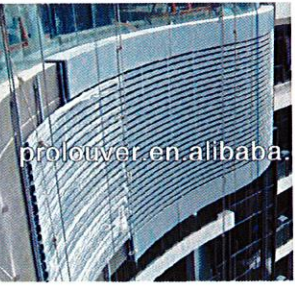
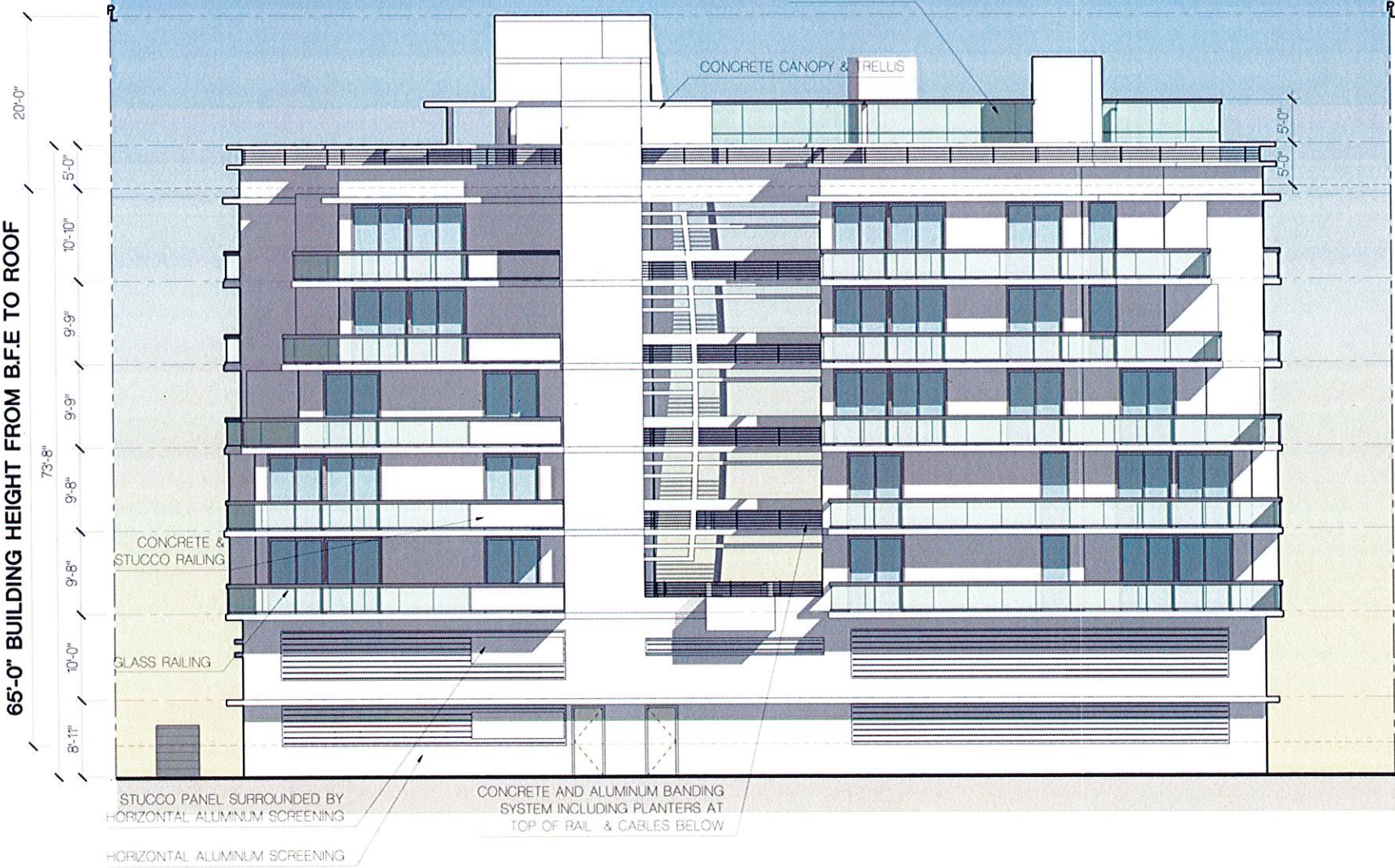
allure

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allure

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65'-0" BUILDING HEIGHT FROM B.F.E TO ROOF



- ELEV + 65'-0" BFE / 74'-0" NGVD
ROOF LEVEL (FFE)
- ELEV + 54'-1 1/2" BFE / 63'-12" NGVD
T.O.S. LEVEL 7
- ELEV + 44'-5" BFE / 53'-4" NGVD
T.O.S. LEVEL 6
- ELEV + 34'-8 1/2" BFE / 43'-7" NGVD
T.O.S. LEVEL 5
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T.O.S. LEVEL 3
- ELEV + 5'-3 1/2" BFE / 14'-29" NGVD
T.O.S. LEVEL 2
- ELEV +/- 0'-0" BFE / 9'-0" NGVD
- ELEV - 3'-7 1/2" BFE / 5'-37" NGVD
T.O.S. GARAGE LEVEL

NORTH ELEVATION
SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

CHAY BENAYOUN FISHMAN
LICENSE NO. AR0017273

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1805 S.W. 41 STREET MIAMI, FL 33135
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SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO	REVISION	DATE	BY

DRAWING TITLE
NORTH ELEVATION

SCALE 1/8" = 1'-0" DATE MAY 31, 2016
SHEET NUMBER
A-2.04
P & Z SUBMITTAL

65'-0" BUILDING HEIGHT FROM B.F.E TO ROOF



- ELEV + 65'-0" BFE / 74'-0" NGVD
ROOF LEVEL (FFE)
- ELEV + 54'-1 1/2" BFE / 63.12' NGVD
T.O.S. LEVEL 7
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T.O.S. GARAGE LEVEL

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0001145
ITZIT BENAYOUN FISHMAN
LICENSE NO. AR0007273

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HOLLYWOOD, FL - 33021
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Reg. No. 41831

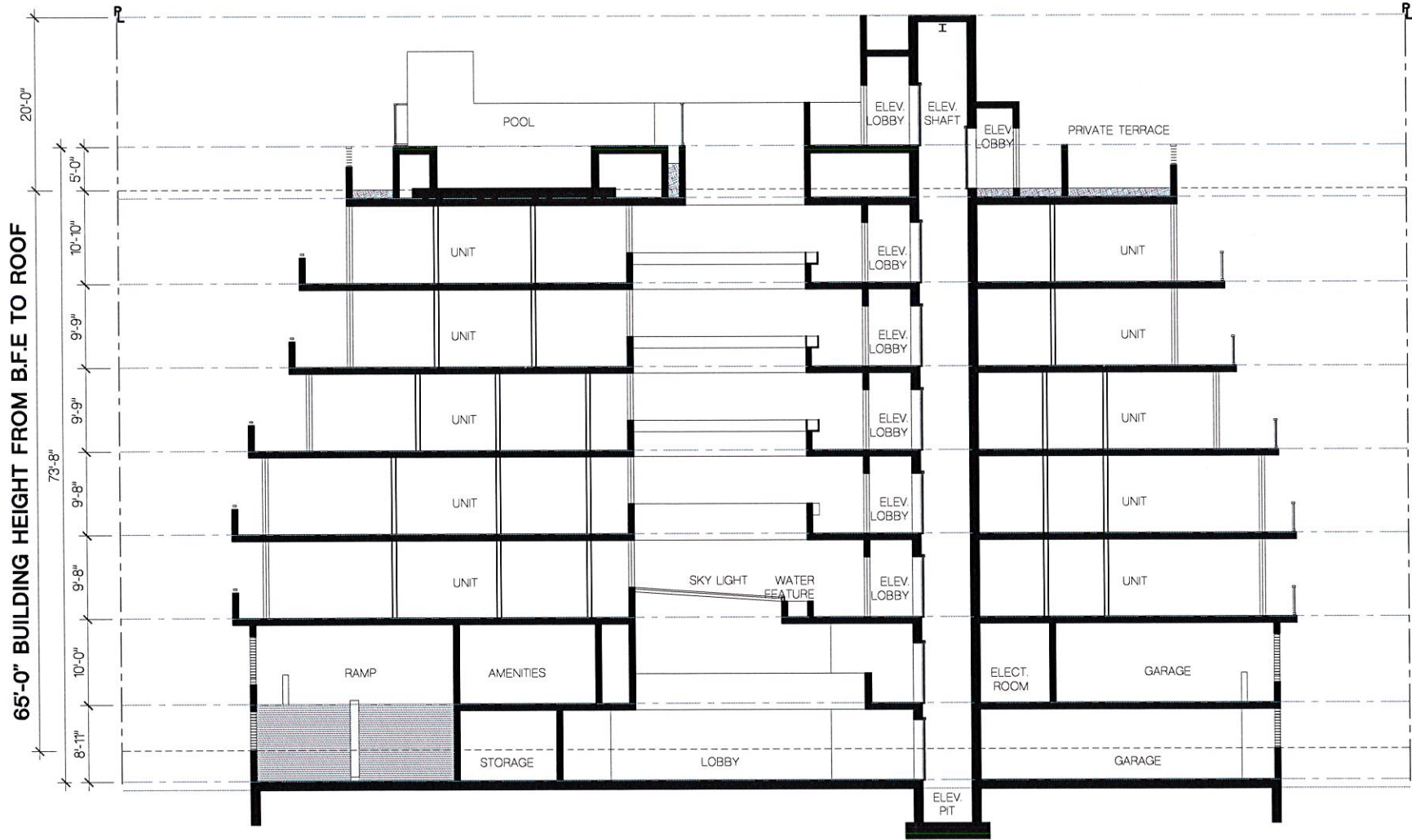
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1000 N.W. 11TH STREET SUITE 101
MIAMI, FL 33136
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SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE
DATE
NO. REVISION DATE BY

DRAWING TITLE
NORTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
A-2.04A
P & Z SUBMITTAL

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- ELEV + 65'-0" BFE / 74'-0" NGVD
ROOF LEVEL (FFE)
- ELEV + 54'-1 1/2" BFE / 63.12' NGVD
T.O.S. LEVEL 7
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T.O.S. GARAGE LEVEL

SECTION

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

FRANKEL BENAYOUN
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SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

SECTION

SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER

A-3.01
P & Z SUBMITTAL



BOLLARD LIGHTING

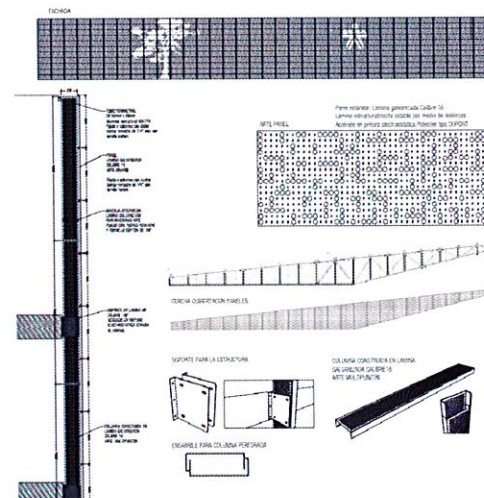


RENDERING - STREET VIEW

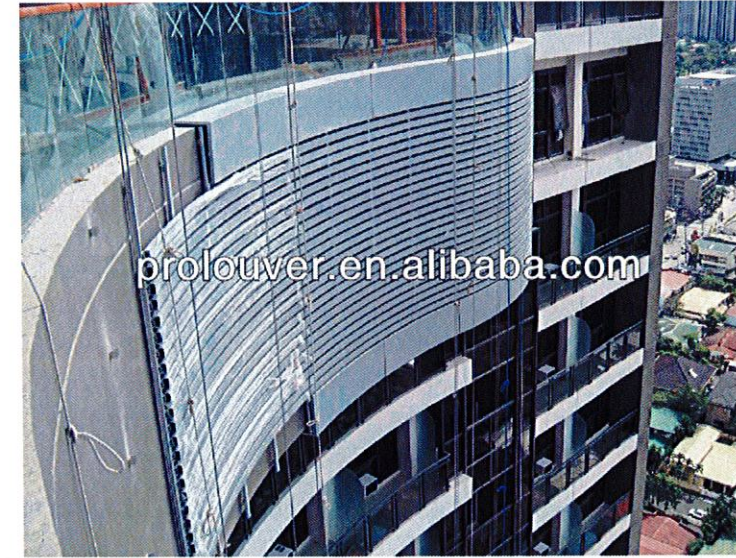


RENDERING - AERIAL VIEW

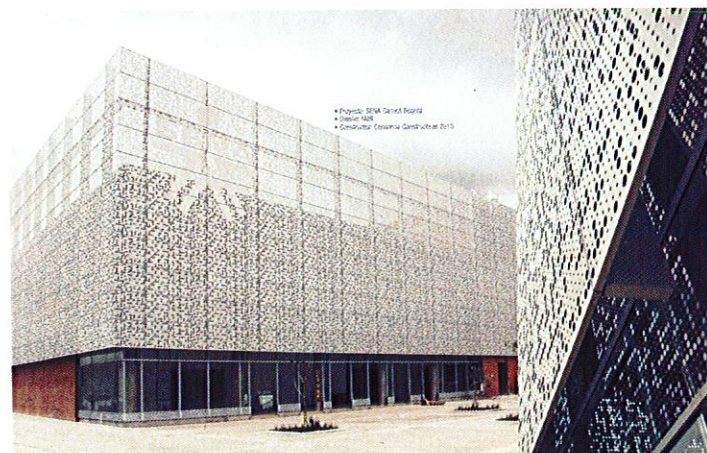
DETALLES TÉCNICOS



HORIZONTAL SCREENING IN FRONT OF GLAZING



ALUMINUM GARAGE SCREENING



PERFORATED METAL SCREENING [AT GENERATOR & GARAGE GATES]



CONCRETE PAVER DRIVEWAYS



GLASS ENTRY CANOPY

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN
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LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
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1045 - 1065 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE				
DATE				
NO.	REVISION	DATE	BY	

PRESENTATION BOARD
SCALE: 3/32" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER: A-5.00
P & Z SUBMITTAL

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

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1045 92nd Street Bay Harbor Isle Legal Description _____

Net Lot Area 22,500 Acres / 0.519 SF

I. Open Space Requirement

1. Net Lot Area = 22,500 SF x 20% = 4,500 SF 20% / 4,500 SF 20.8 % / 4,685 SF
(BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed
(MDC - Sec. 18A-6(A)(5))
a. Req. open space 4,500 SF x 60% = 2,700 SF 60% Max / 2,700 SF 19.3 % / 869 SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x 0.519 acres = 15 15 15
(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. 15 x 50% = 8 8 15
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Require - 50% Min.
of shade trees req. 15 x 50% = 7 7 15
(MDC - Sec. 18A-6(C)(1)(b))

B. Tree Species

1. Number of shade trees required
(from Sec. (II)(A)(1) above) 15 15

2. Number of shade tree species required
(BHI - Sec. 24-16(a)(2)) 4 4

*See Following Table.

Page 1 of 3

Revised 12/09/14

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 _____

2. Number of shade trees required 15
(from Sec. (II)(A)(1) above)

3. Shade tree heights required: 12 ft. - _____ % or _____ shade trees
14-16 ft. - 4 % or 4 shade trees
16-18 ft. - 7 % or 7 shade trees
18-20 ft. - 4 % or 4 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% 14-16	6	18-22
☐ 4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	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' 3 3
Width of lot 150' / 35' = 3
(15' min height / 6" clear wood / 2 1/2" caliper)
(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 12/09/14

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)) 150 195

2. Native Species Required - 30% Min.
(MDC - Sec. 18A-6(D)(1)(a)) 75 195

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
(MDC - Sec. 18A-6(D)(1)(b)) 75 195

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

1. Parking Lot from ROW N/A N/A
(yes / no)
2. Dissimilar Uses N/A N/A
(yes / no)

VI. Parking Lot Landscaping (if applicable)

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

2. Shade Trees Required
(MDC - Sec. 18A-6(J)) N/A N/A

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

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

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

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.

Page 3 of 3

Revised 12/09/14

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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OWNER / DEVELOPER

ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE EAST STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612-4603



DATE ENCL.

HOLLAND ENGINEERING INC.
Civil Engineers
3300 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 361-0371 (954) 361-0372 fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
400 S.W. 11 STREET SUITE 101
MIAMI, FLORIDA 33134

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

MFR
TABULATION

SCALE: 1" = 10' DATE: MAY 31 2016

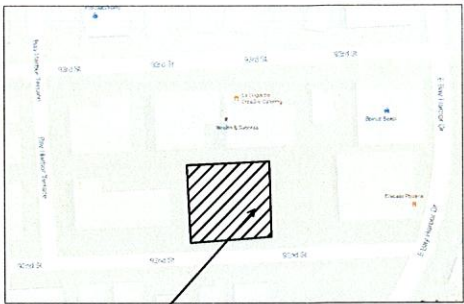
SHEET NUMBER

L-0

P & Z SUBMITTAL



MFR TABULATION



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANKEL BENAYOUN FIRM
LICENSE NO. AR0007273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
P: (305) 868-5655 FAX: (305) 868-3550
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OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE E4S STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612-4603



DATE: 01/11/2016
HOLLAND ENGINEERING INC.
Civil Engineers
3800 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-0371 (954) 967-0372 fax
SUSAN C. HOLLAND, PE
Reg. no. 41831



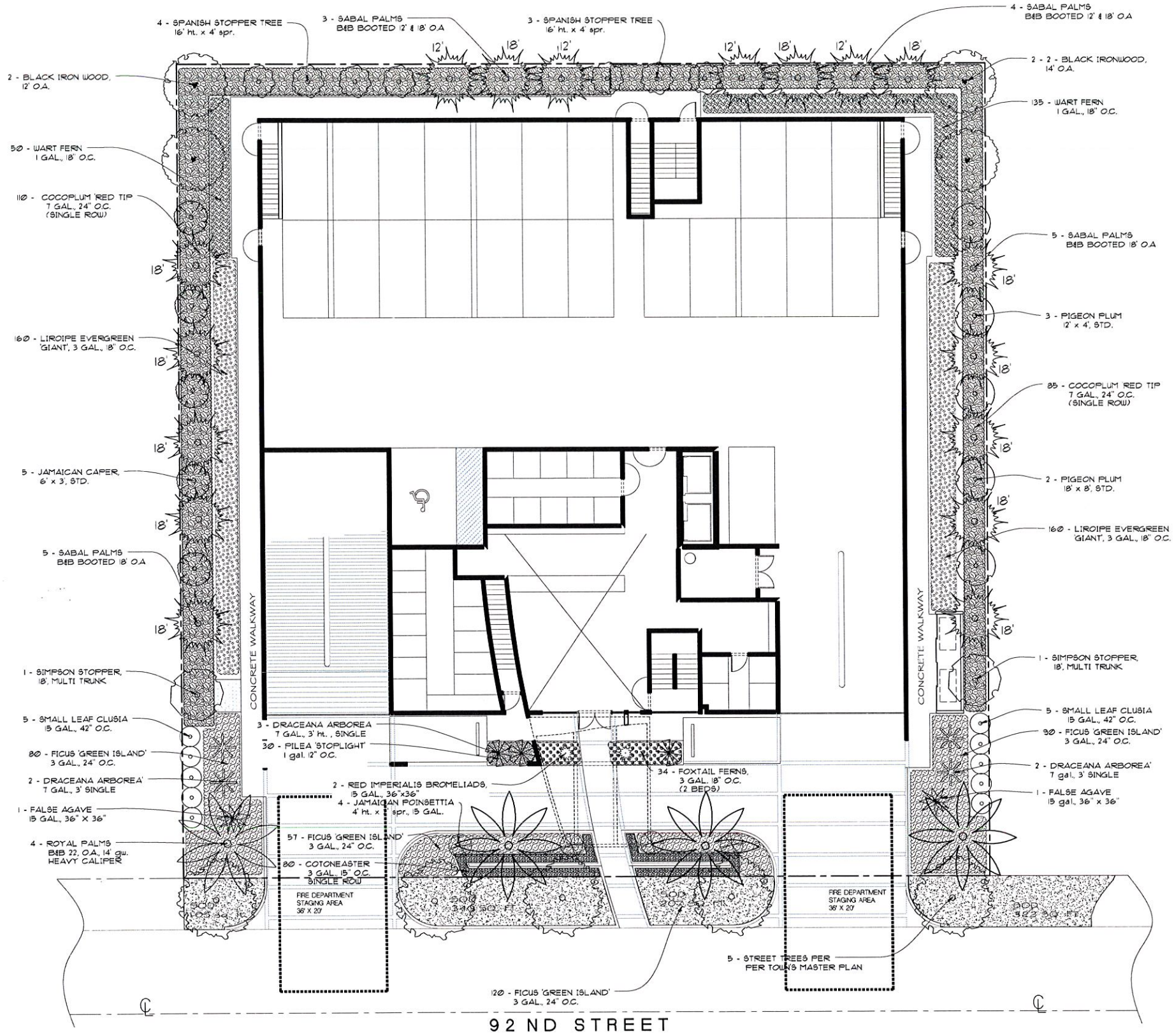
ROBERT PARSLEY A.S.A.
4800 N.W. 11 STREET SUITE 101
FORT LAUDERDALE, FL 33309

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 1
PLANTING PLAN**
SCALE: 1" = 10' DATE: MAY 31, 2016
SHEET NUMBER
L-1
P & Z SUBMITTAL

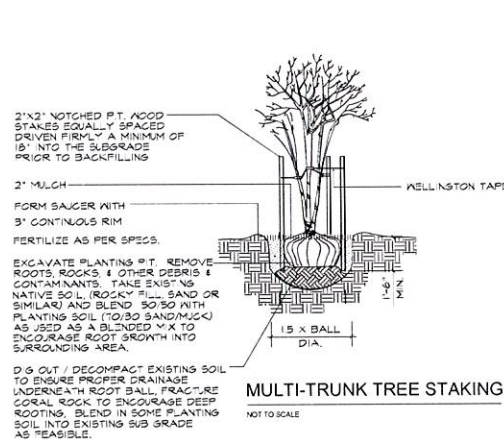
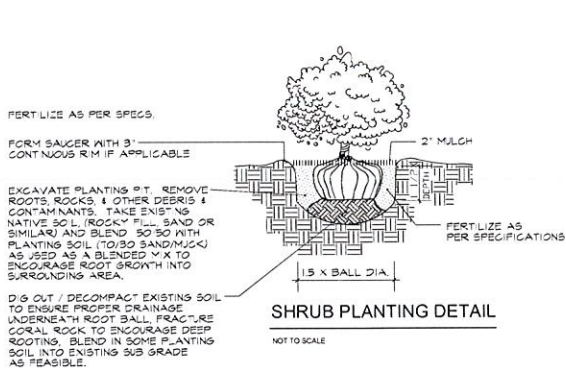
SITE PLAN - PLANT LIST				
QTY	COMMON NAME	NATIVE	BOTANICAL NAME	SPECIFICATIONS
Trees and Palms				
4	Black Ironwood	Native	<i>Krugiodendron ferreum</i>	14' ht. 5' spr., 65 gal.
3	Pigeon Plum	Native	<i>Myrcanthes fragrans</i>	12' o.a ht. x 4' spr. 65 gal.
2	Pigeon Plum	Native	<i>Myrcanthes fragrans</i>	18' o.a ht. x 8' spr. 100 gal.
4	Royal Palm	Native	<i>Roystonea elata</i>	22' o.a., 18' gw., B&B
4	Sabal Palm	Native	<i>Sabal palmetto</i>	12' o.a., Booted B&B
13	Sabal Palm	Native	<i>Sabal palmetto</i>	18' o.a., Booted B&B
2	Simpson Stopper	Native	<i>Myrcanthes fragrans</i>	18' o.a., multi trunk 8' spr.
7	Spanish Stopper	Native	<i>Eugenia foetida</i>	18' o.a ht. x 4' spr., 100 gal.
5	STREET TREE SPECIES PER TOWN MASTER PLAN			
				18' ht x 8' spr., 4' dbh. min.
Shrubs and Groundcovers				
185	Cocoplum 'Red Tip'	Native	<i>Chrysobalanus icaco 'Red Tip'</i>	7 gal., 24" o.c.
80	Cotoneaster		<i>Cotoneaster</i>	3 gal., 15" o.c.
7	Dracaena		<i>Dracaena arborea</i>	15 gal., 6' o.a. 2 dbl., 2 sgl.
2	False Agave		<i>Furcraea foetida 'Variegata'</i>	15 gal., 36" x 36"
227	Ficus 'Green Island'		<i>Ficus microcarpa 'Green Island'</i>	3 gal., 24" ht. 24" o.c.
34	Foxtail Fern		<i>Asparagus densiflorus 'Myers'</i>	3 gal., 18" o.c.
5	Jamaican Caper	Native	<i>Capparis cynophallophora</i>	6' ht. x 3' spr., 45 gal.
4	Jamaican Poinsettia		<i>Euphorbia pulchrylla</i>	4' ht. x 2' spr., 15 gal.
320	Liriope Evergreen Giant		<i>Liriope muscari</i>	3 gal. 18" o.c.
30	Pilea 'Stoplight'		<i>Pilea sepyllacea 'Stoplight'</i>	1 gal., 12" o.c.
2	Red Imperial Bromeliad		<i>Alcantarea imperialis</i>	15 gal., 36" x 36"
10	Small Leaf Clusia	Native	<i>Clusia guttifera</i>	15 gal., 42" o.c.
185	Wart Fern		<i>Microsorium scolopendria</i>	1 gal., 18" o.c.
Sod				
427	Total S. Augustine Sod ground floor			
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. SEE SHEET L-2 FOR PLANTING DETAILS & SPECIFICATIONS				



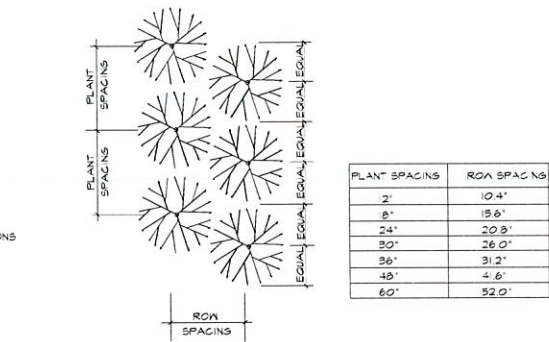
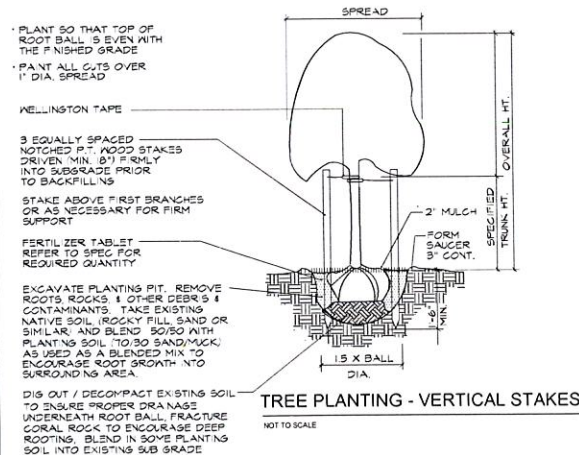
LANDSCAPING:
SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED (20%) = 4,500 SF
LANDSCAPE AREA PROVIDED (20.7%) = 4,650 SF



LEVEL 1 PLANTING PLAN
SCALE: 1" = 10'

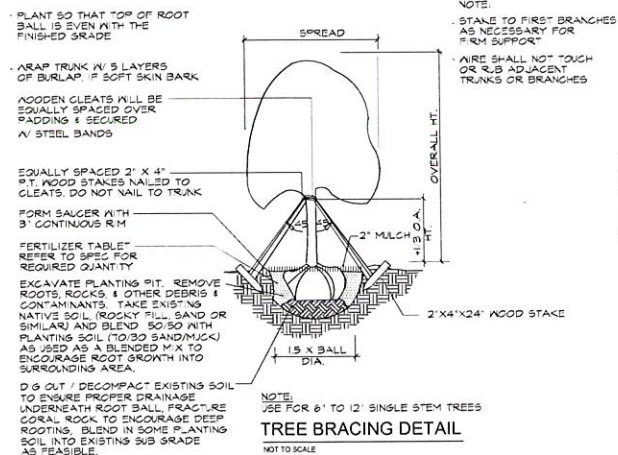


CALIPER	TIES	STRANDS	STAKES
1\" - 1 1/2\"	2	1 #12	2 - 2 X 2
1 1/2\" - 2\"	3	1 #12	3 - 2 X 2
2\" - 3\"	3	2 #12	2 - 2 X 2
3\" - 6\"	3	2 #12	3 - 2 X 2

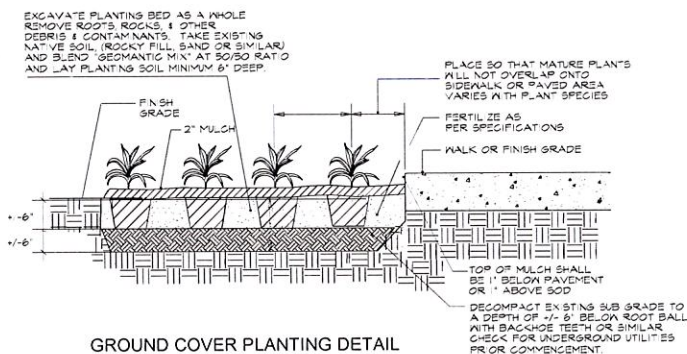


TREE PLANTING - GUY WIRES or WELLINGTON TAPE

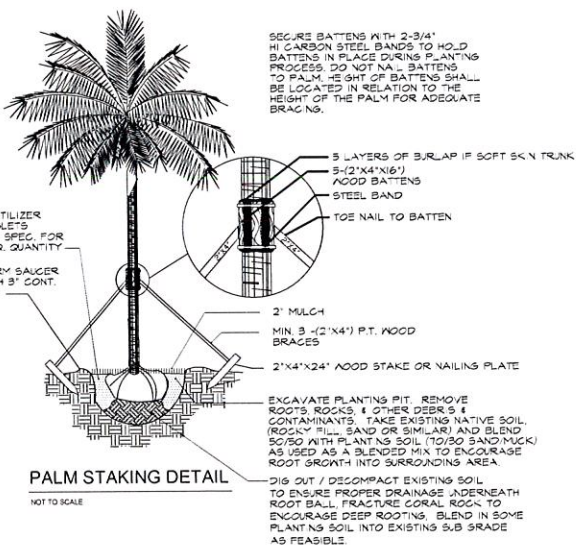
CALIPER	CLEATS	STRAPS	BRACES	NAILS
4\" - 8\"	2 x 4 x 8\"	1 #2	3 - 2 X 4	2 - 16d
8\" - 10\"	2 x 4 x 12\"	1 #2	3 - 2 X 4	3 - 16d
10\" - 16\"	2 x 4 x 12\"	2 #12	4 - 2 X 4	3 - 16d



GROUND COVER PLANTING DETAIL

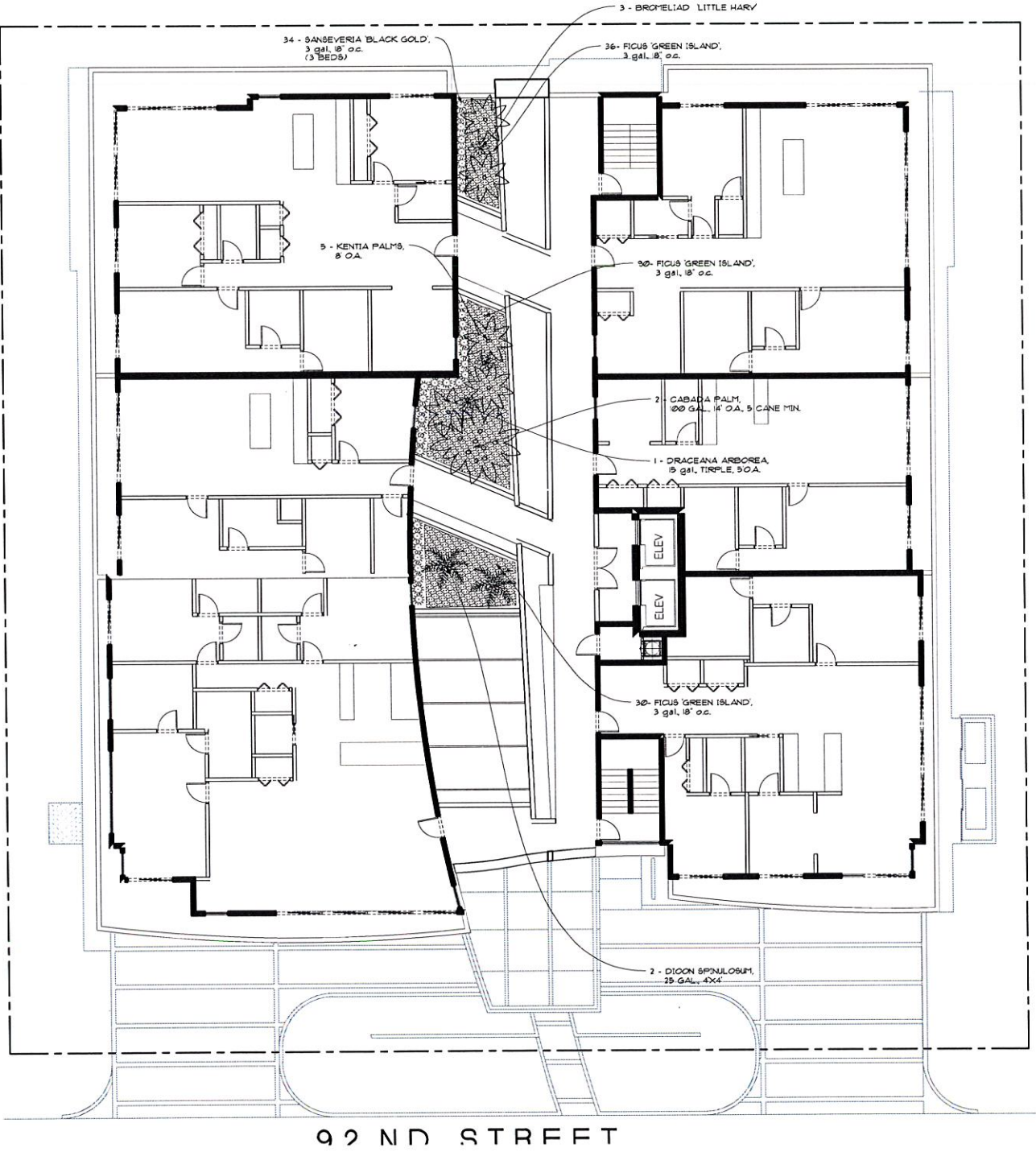


PALM STAKING DETAIL



PLANTING SPECIFICATIONS AND WARRANTIES

- The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
- All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by L.A.
- Plant list is for information only. If there are any discrepancies between plant quantities on plan versus plant list, the plan shall take priority. Please notify L.A. of any discrepancies.
- Only unit price installed planting bids based on Landscape Architect's planting plans and plant list will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
- All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
- All planting beds must be free of surface rock over 1/2 diameter, prior to mulching.
- Planting beds should receive 6\" of Geomantic Mix planting soil. See soil specification.
- At grade soil specification: Geomantic Mix (20% Florida peat, 20% compost, 20% lake sales silica sand, 20% local screening sand or Beach sand and 20% cypress shavings) landscape contractor to submit sample to be approved by L.A.
- All Roof & Atrium Deck Level planters soil specification: (50% silica trap sand Lake Wales, 8% Rice Rock with tackifier, 2% Marl, 20% North Florida Peat, 20% Fire Bark, 1% 3/4\" perlite, 2% 1/2\" perlite, 2% 1/4\" perlite, 2% 1/8\" perlite, 2% 1/16\" perlite, 2% 1/32\" perlite, 2% 1/64\" perlite, 2% 1/128\" perlite, 2% 1/256\" perlite, 2% 1/512\" perlite, 2% 1/1024\" perlite, 2% 1/2048\" perlite, 2% 1/4096\" perlite, 2% 1/8192\" perlite, 2% 1/16384\" perlite, 2% 1/32768\" perlite, 2% 1/65536\" perlite, 2% 1/131072\" perlite, 2% 1/262144\" perlite, 2% 1/524288\" perlite, 2% 1/1048576\" perlite, 2% 1/2097152\" perlite, 2% 1/4194304\" perlite, 2% 1/8388608\" perlite, 2% 1/16777216\" perlite, 2% 1/33554432\" perlite, 2% 1/67108864\" perlite, 2% 1/134217728\" perlite, 2% 1/268435456\" perlite, 2% 1/536870912\" perlite, 2% 1/1073741824\" perlite, 2% 1/2147483648\" perlite, 2% 1/4294967296\" perlite, 2% 1/8589934592\" perlite, 2% 1/17179869184\" perlite, 2% 1/34359738368\" perlite, 2% 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LEVEL 3 - PLANT LIST				
QTY	COMMON NAME	NATIVE	BOTANICAL NAME	SPECIFICATIONS
Shrubs and Groundcovers				
3	Bromeliad 'Little Harv'		Aechmea 'Little Harv'	7 gal., 2' x 2'
1	Cabada Palm		Dypsis cabadae	100 gal., 14' o.a., 5 cane min.
2	Dioon Spinulosum		Dioon Spinulosum	25 gal., 4' x 4'
5	Kentia Palms		Howea forsteriana	8' o.a.
156	Ficus 'Green Island'		Ficus microcarpa 'Green island'	7 gal., 2' o.a., 18" o.c.
34	Sanseveria 'Black Gold'		Sanseveria trifasciata 'Black Gold'	3 gal., 18" o.c.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. SEE PLANTING DETAILS & SPECIFICATIONS ON SHEET L-2				

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN F.S.M.A.
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
DAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866 3650 FAX: (305) 866 3650
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OWNER / DEVELOPER
ALLURE DEVELOPMENT GROUP, LLC
50 BRAR HOLLOW LANE, EAS STE 300
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TELEPHONE (786) 612 4803



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Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4801 W. 41 STREET SUITE 111
DEER BEACH FLORIDA 33442

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
DAY HARBOR ISLANDS FLORIDA 33154

SIGNATURE

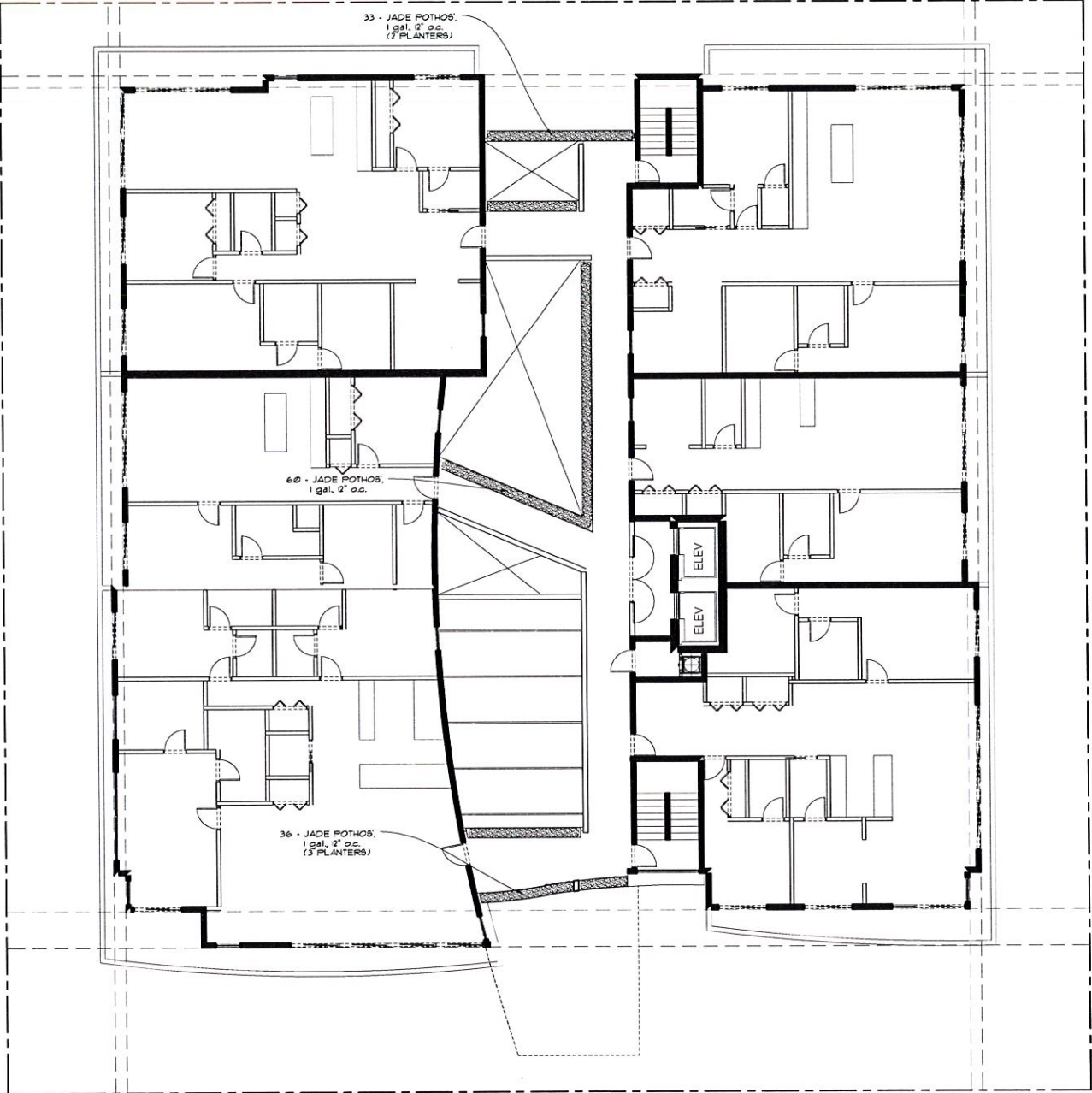
DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3
PLANTING PLAN
SCALE: 1" = 10'
DATE: MAY 31 2016
SHEET NUMBER
L-3
P & Z SUBMITTAL

LEVEL 3 - PLANTING PLAN
SCALE: 1" = 10'

5/31/2016 10:12 AM



92 ND STREET

LEVEL 4 - PLANT LIST				
QTY	COMMON NAME	NATIVE	BOTANICAL NAME	SPECIFICATIONS

Groundcovers				
135	Jade Pothos		<i>Epipremnum Aureum 'Jade'</i>	1 gal, 12" o.c.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. SEE PLANTING DETAILS & SPECIFICATIONS ON SHEET L-2

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0307143
PHIL BENAYOUN FISHMAN
LICENSE NO. AR0317273
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Reg. no. 41831



SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 4
PLANTING PLAN

SCALE 1" = 10' DATE MAY 31, 2016

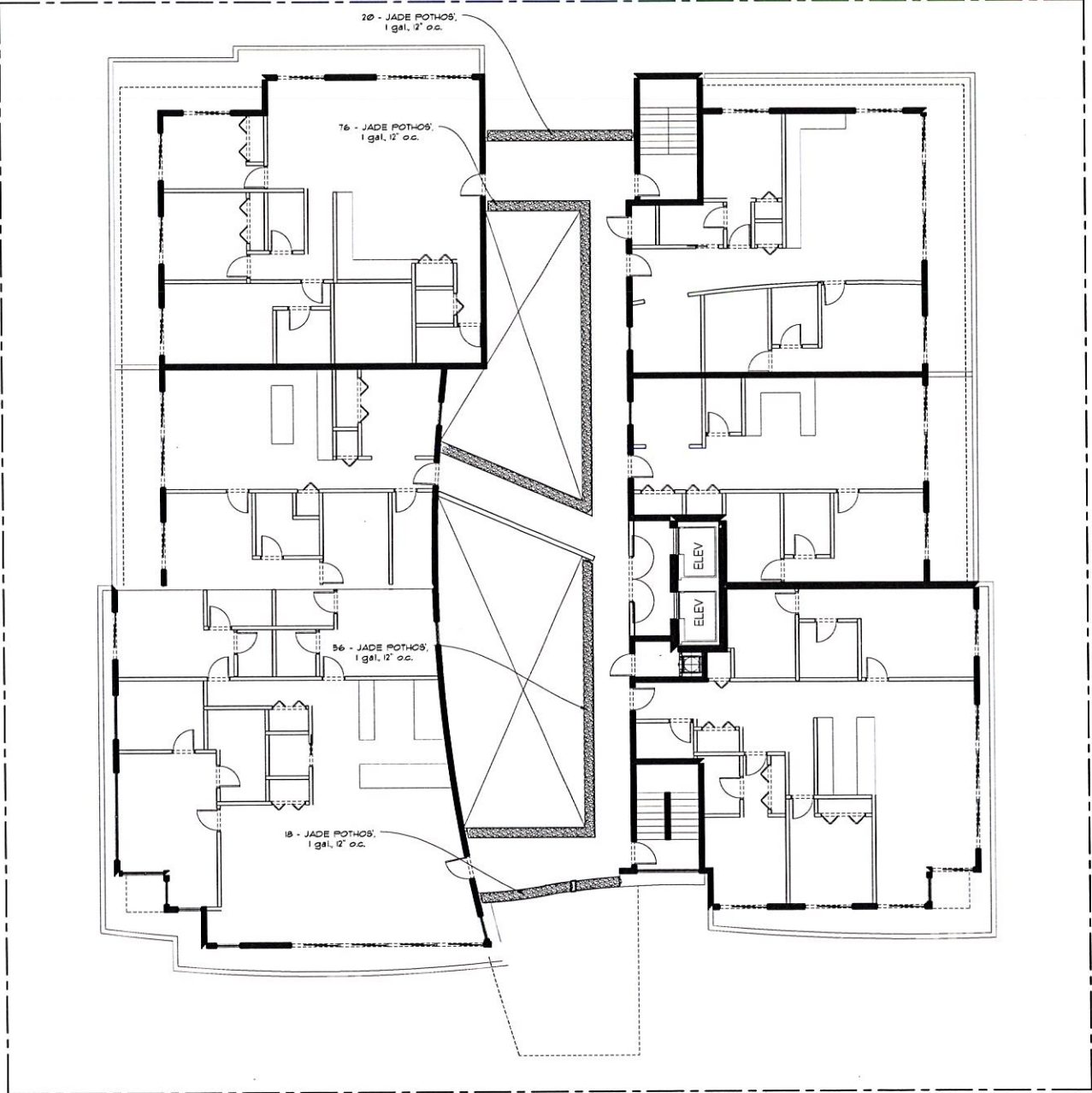
SHEET NUMBER
L-4

P & Z SUBMITTAL



LEVEL 4 - PLANTING PLAN

SCALE 1" = 10'



92 ND STREET

LEVEL 5 - PLANT LIST				
QTY	COMMON NAME	NATIVE	BOTANICAL NAME	SPECIFICATIONS
Groundcovers				
170	Jade Pothos		<i>Epipremnum Aureum 'Jade'</i>	1 gal, 12" o.c.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. SEE PLANTING DETAILS & SPECIFICATIONS ON SHEET L-2				

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FS-1000
LICENSE NO. AR0017273
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Reg. no. 41831

LANDSCAPE ARCH
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARKSLEY A.S.L.A.
1400 W. 41 STREET SUITE 10, MIAMI
FLORIDA 33134

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

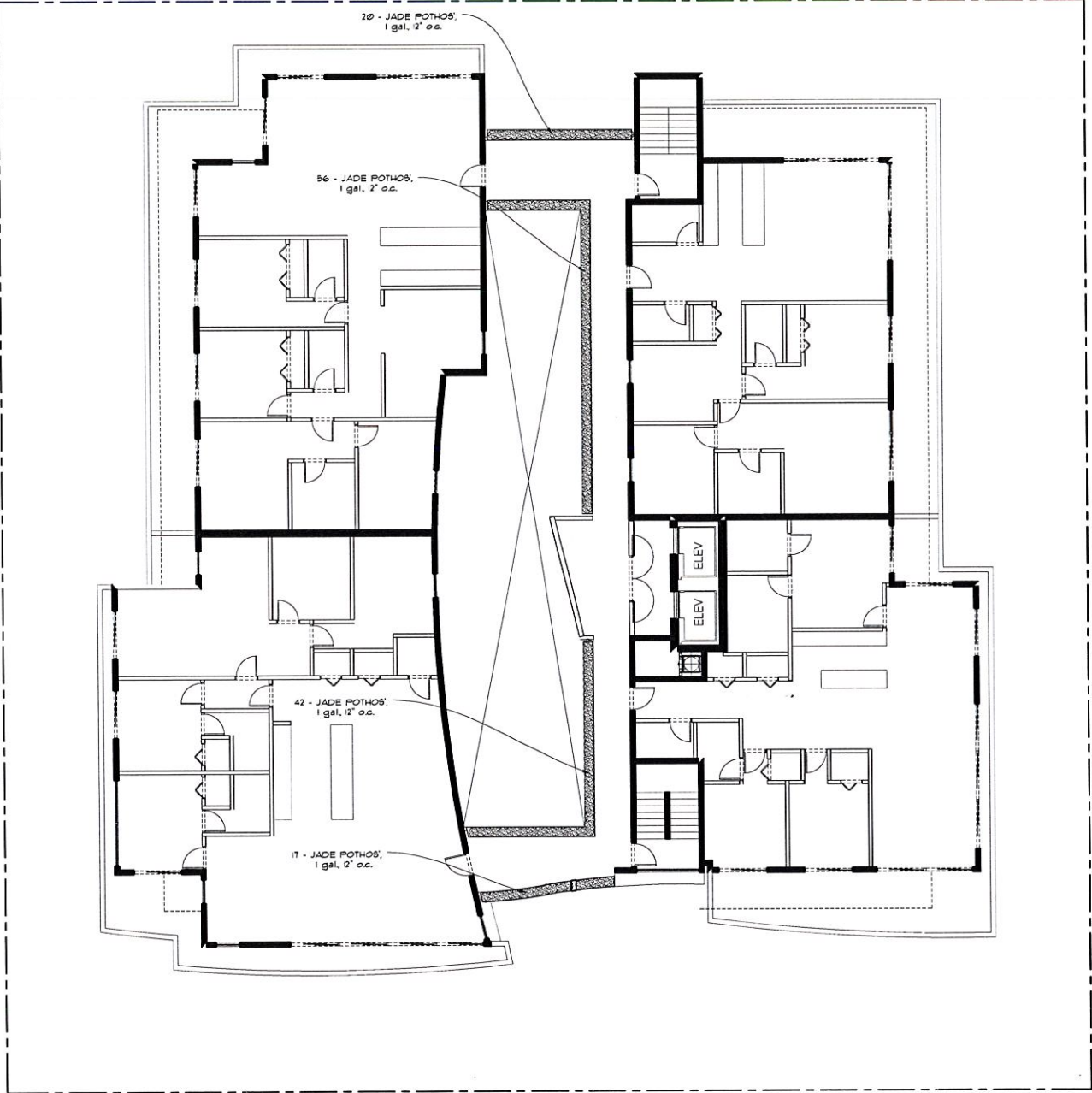
SIGNATURE			
DATE			
NO.	PERSON	DATE	BY

DRAWING TITLE	
LEVEL 5 PLANTING PLAN	
SCALE	DATE
1" = 10'	MAY 31, 2016
SHEET NUMBER	L-5
P & Z SUBMITTAL	



LEVEL 5 - PLANTING PLAN

SCALE 1" = 10'



92 ND STREET

LEVEL 6 - PLANT LIST				
QTY	COMMON NAME	NATIVE	BOTANICAL NAME	SPECIFICATIONS
Groundcovers				
135	Jade Pothos		<i>Epipremnum Aureum 'Jade'</i>	1 gal., 12" o.c.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. SEE PLANTING DETAILS & SPECIFICATIONS ON SHEET L-2				

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
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PHAT BENAYOUN OSIMAN
LICENSE NO. AR0017273
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Reg. no. 41531

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GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4801 W. 41 STREET DEALE FL, 33441
(888) 564-4444 FAX: 888-564-4444

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS FLORIDA 33584

SIGNATURE

DATE

NO.	REVISION	DATE	BY

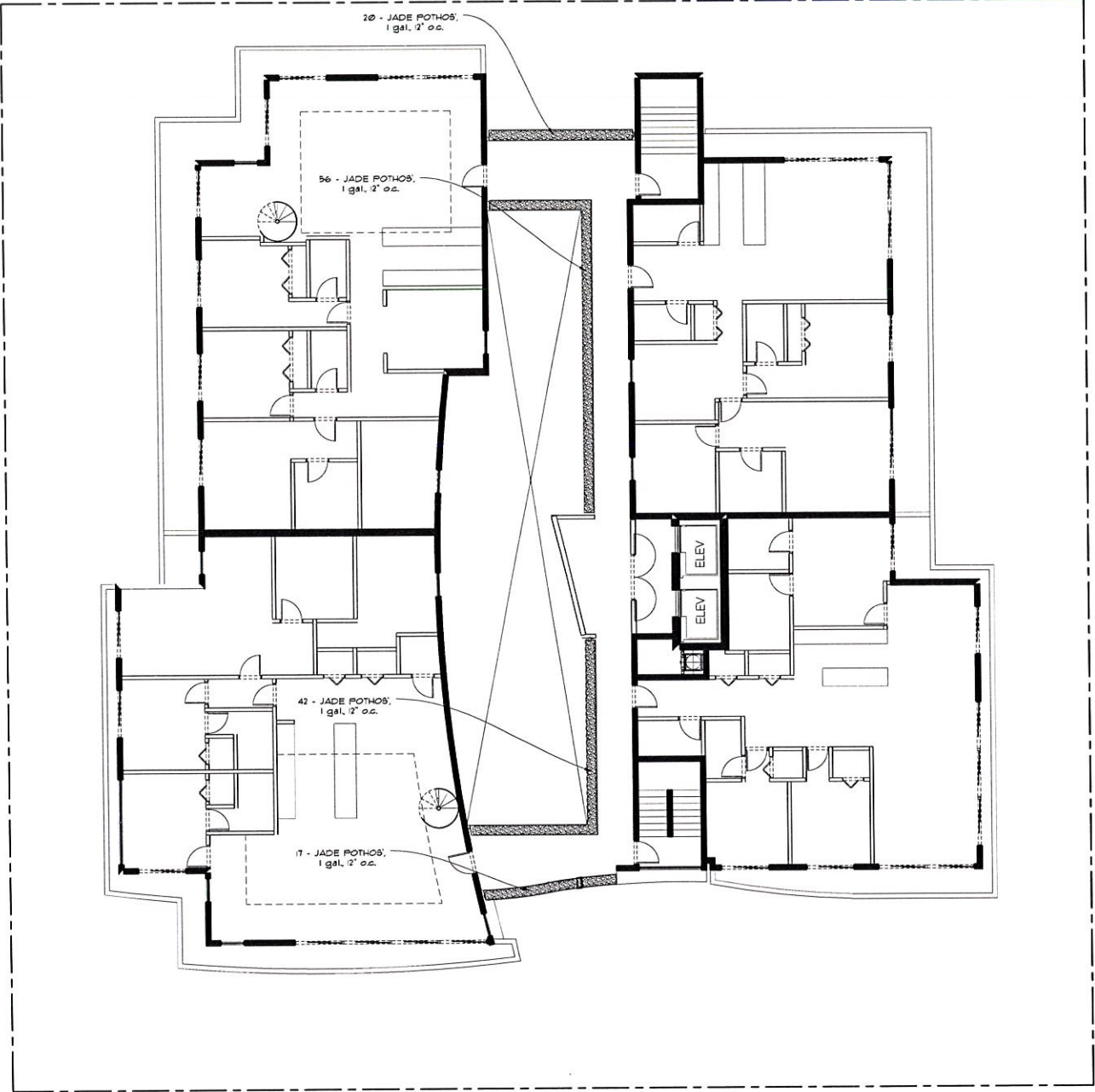
DRAWING TITLE
LEVEL 6
PLANTING PLAN
SCALE: 1" = 10' DATE: MAY 31, 2016
SHEET NUMBER
L-6
P & Z SUBMITTAL



LEVEL 6 - PLANTING PLAN

SCALE: 1" = 10'

5/31/2016 10:20 AM



LEVEL 7 - PLANT LIST				
QTY	COMMON NAME	NATIVE	BOTANICAL NAME	SPECIFICATIONS
Groundcovers				
135	Jade Pothos		<i>Epipremnum Aureum 'Jade'</i>	1 gal, 12" o.c.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. SEE PLANTING DETAILS & SPECIFICATIONS ON SHEET L-2				

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN FISHER
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
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OWNER / DEVELOPER
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50 BRIAR HOLLOW LANE, EAS STE 500
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TELEPHONE: (786) 612 - 4603



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Reg. no. 41831

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DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1401 W. FLORISSANT BLVD. STE. 1100
MIAMI, FLORIDA 33135

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 7
PLANTING PLAN

SCALE 1" = 10' DATE MAY 31, 2016

SHEET NUMBER
L-7

P & Z SLEWITT



LEVEL 7 - PLANTING PLAN

SCALE: 1" = 10'

Sophie
Coaching On
allure
The elegant
Groom

CIVIL ENG.

HE HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021

(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE

Reg. no. 41831

JANSCAPE INC.



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.A.

4805 S.W. 41 STREET SEASIDE FL 33441
PHONE 904-665-0818 FAX 904-665-0848

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLAND, FLORIDA 33564

SIGNATURE

DATE _____

NO.	REVISION	DATE	BY

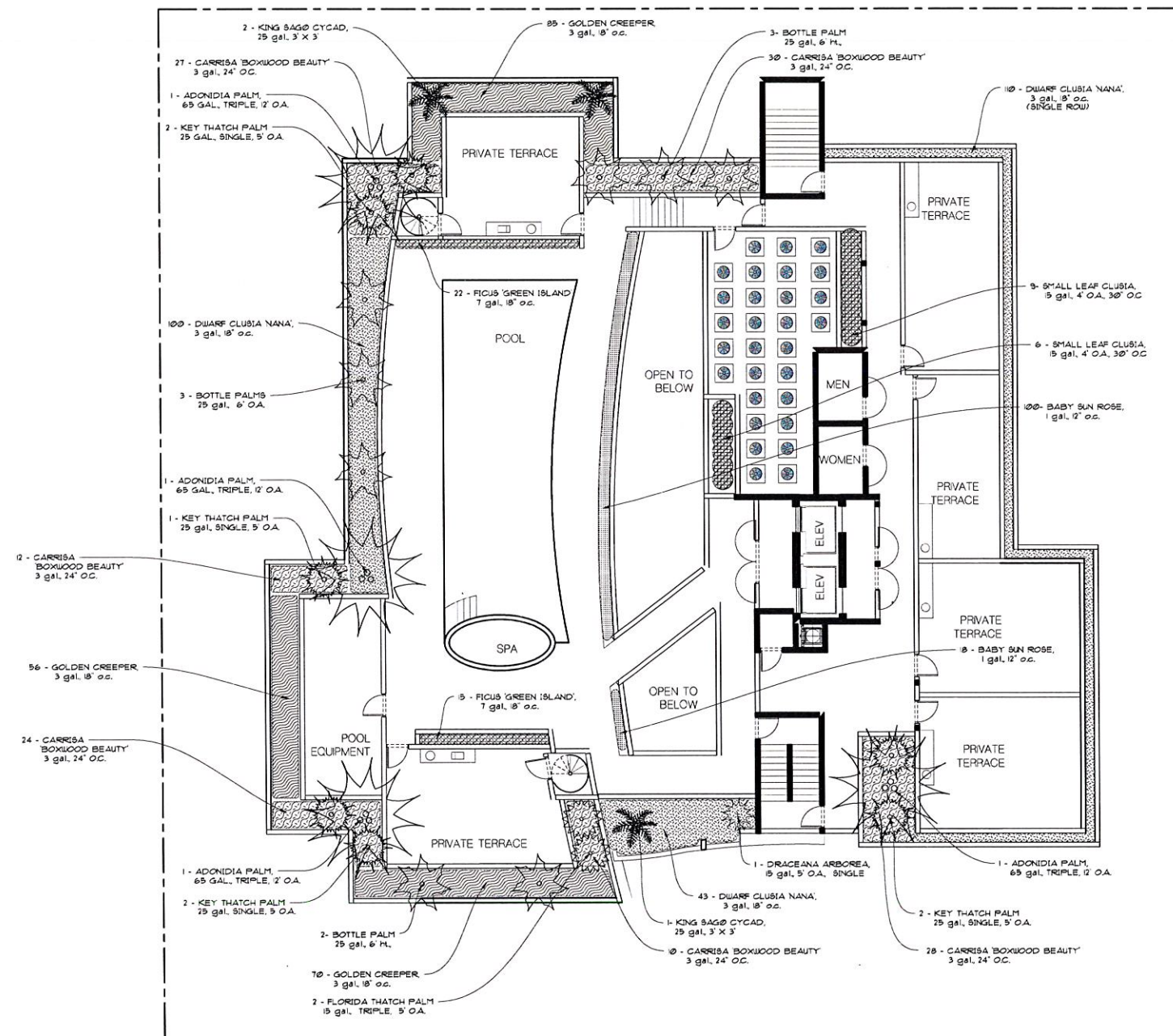
DRAWING TITLE

**ROOF LEVEL
PLANTING PLAN**

SCALE 1" = 10' DATE MAY 31, 2016

L-8

P. & Z. S. MITTAL



92 ND STREET

LANDSCAPE CRITERIA:

TOTAL RECREATION DECK AREA = 4,937 SF
TOTAL ROOF LANDSCAPING REQUIRED $4,937 \times 0.15 = 741$ SF
TOTAL ROOF LANDSCAPING PROVIDED 1,709 SF = 35% OF RECREATION DECK AREA

ROOF LEVEL - PLANT LIST

QTY	COMMON NAME	NATIVE	BOTANICAL NAME	SPECIFICATIONS
Trees and Palms				
4	Adonidia Palm		<i>Adonidia merrillii</i>	10'-12" o.a., triple, 65 gal
8	Butte Palm		<i>Hyophorba lagenicarpa</i>	6' ht., 25 gal.
2	Florida Thatch Palm	Native	<i>Trinax radiata</i>	5' o.a., triple, 15 gal.
3	King Sago Cycad		<i>Cycas revoluta</i>	3' x 3', 25 gal.
7	Key Thatch Palm	Native	<i>Trinax rostrata</i>	5' o.a., single, 25 gal.

Shrubs and Groundcovers & Vines

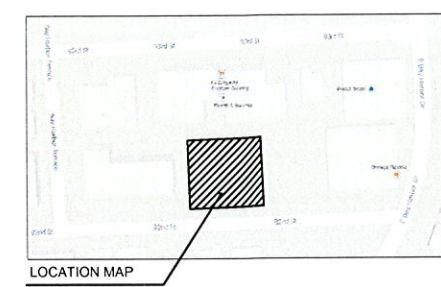
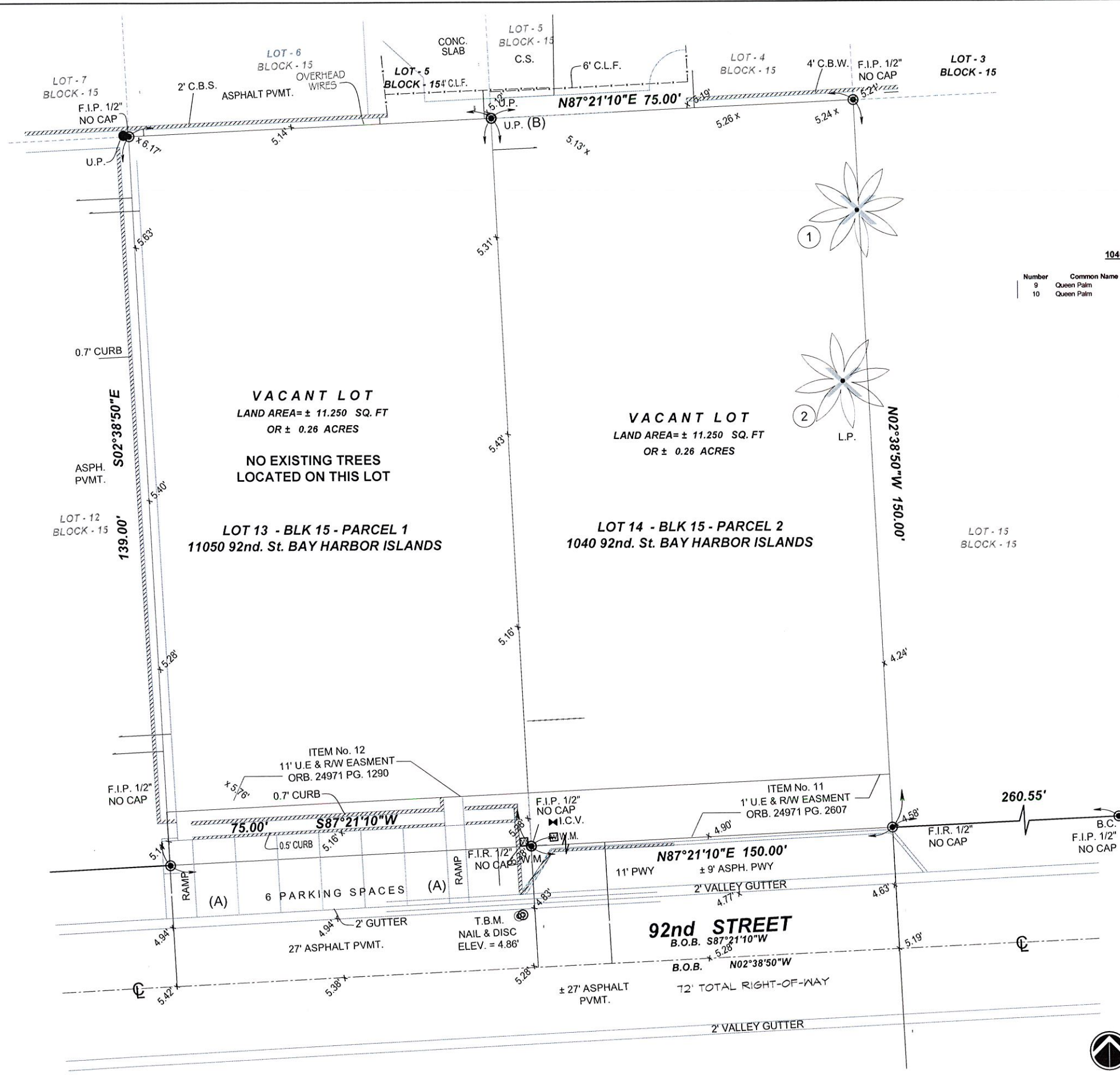
131	Carisa 'Boxwood Beauty'	<i>Carissa macrocarpa</i> 'Boxwood Beauty'	3 gal., 18" o.c.
118	Baby Sun Rose	<i>Apтения cordifolia</i>	1 gal., 12" o.c.
1	Dracaena arborea	<i>Dradanea arborea</i>	15 gal., 5' o.a., single
253	Dwarf Cissia 'Nana'	<i>Cissia rosea</i> 'Nana'	3 gal., 18" o.c.
37	Ficus 'Green Island'	<i>Ficus microcarpa</i> 'Green Island'	7 gal. 2' o.a., 18" o.c.
211	Golden Creeper	<i>Emodea littoralis</i>	3 gal., 18" o.c.
15	Small Leaf Cissia	<i>Cissia guttifera</i>	15 gal., 4' o.a., 30" o.c.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS.
SEE PLANTING DETAILS & SPECIFICATIONS ON SHEET L-2



ROOF LEVEL PLANTING PLAN

SCALE: 1" = 10'



1040 92nd. Street Bay Harbor Islands Tree Disposition

Number	Common Name	Botanical Name	Height	Canopy	sq.ft	dbh	Condition	Disposition
9	Queen Palm	Syagrus romanzoffiana	15'	5	54	6"	Poor	Demo
10	Queen Palm	Syagrus romanzoffiana	15'	8	138	5"	Poor	Demo
Total Canopy to be replaced-					192			

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Reg. no. 41531

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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180 E W 41 STREET, SUITE 1111
BRIDGE PLAZA, FLORIDA 33564

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

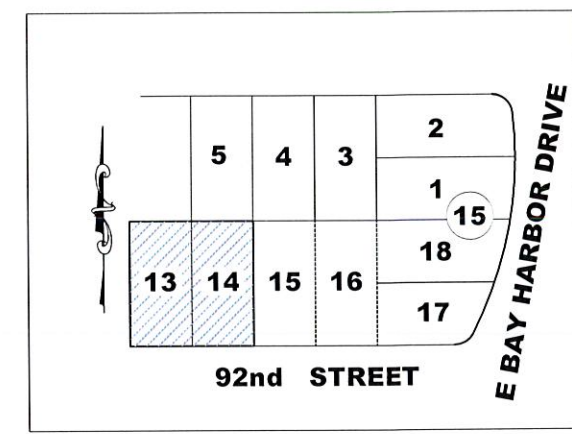
DRAWING TITLE
TREE DISPOSITION PLAN
SCALE: 1" = 10'
DATE: MAY 31, 2016
SHEET NUMBER
LD-1
P & Z SUBMITTAL



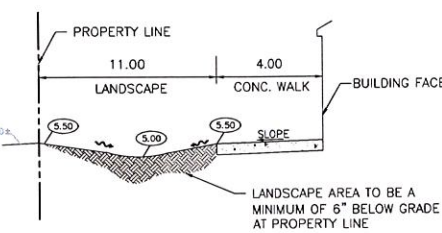
TREE DISPOSITION PLAN

SCALE: 1" = 10'

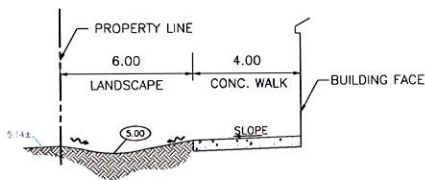
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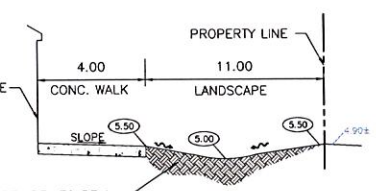
LOCATION MAP
NOT TO SCALE



SECTION B-B
N.T.S.

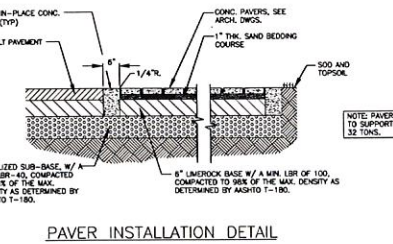


SECTION D-D
N.T.S.



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

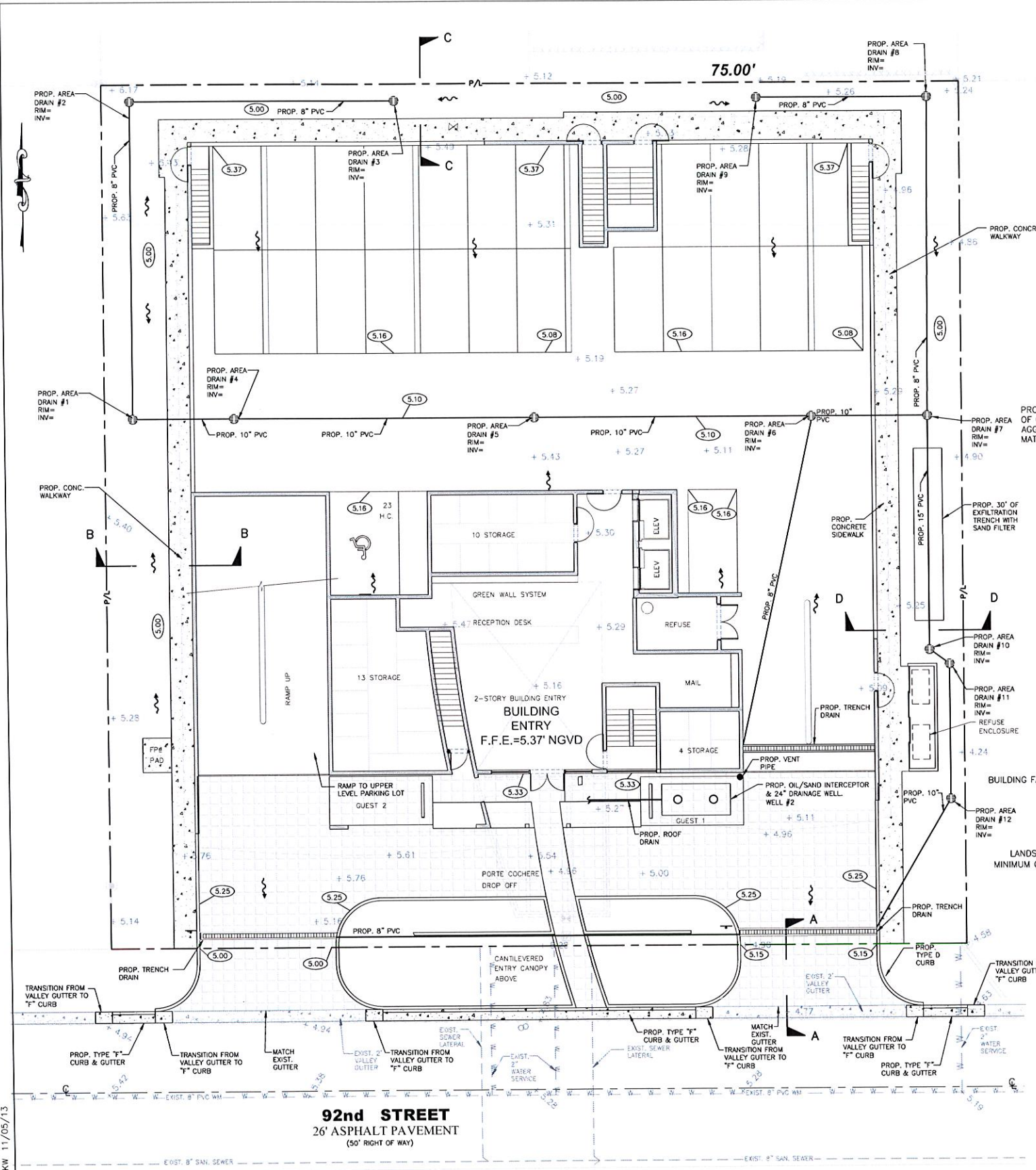
- NOTES:
- EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 - MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 - MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 - CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
 - CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 - ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 - MAXIMUM SLOPE ON GARAGE RAMP TO BE 20%.
 - ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 - REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE PAVERS.
 - FLOOD BARRIER TO BE PROVIDED AT ALL OPENINGS BELOW 10.0 FT NGVD.



LEGEND

PROPOSED CONCRETE	PROPOSED CLEANOUT
PROPOSED PAVERS	PROPOSED PIPE BROWTLIN PREVENTER
PROPOSED PIPING	EXISTING PIPING AND APPURTENANCES
EXISTING ELEVATION	EXISTING DITCH BASIN
PROPOSED SURFACE FLOW	EXISTING ELEVATION
PROPOSED WATER METER	EXISTING WOOD POWER POLE
PROPOSED CATCH BASIN	EXISTING MANHOLE (AS DESIGNATED)
PROPOSED SINK (AS INDICATED)	EXISTING WATER METER
	EXISTING FENCE

ALL STORMWATER IS TO BE RETAINED ONSITE



5/2/2016 11:05:13 AM 11/05/13

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

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR00071183
FRANKEL BENAYOUN ARCHITECTS INC.
LICENSE NO. AR0017273
1177 KANE CONCOURSE SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-5655 FAX: (305) 868-3050
E-MAIL: INFO@FRANKELBENAYOUN.COM

SHRIS / 36.639P
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAST STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612 - 4603

Sophie
allure

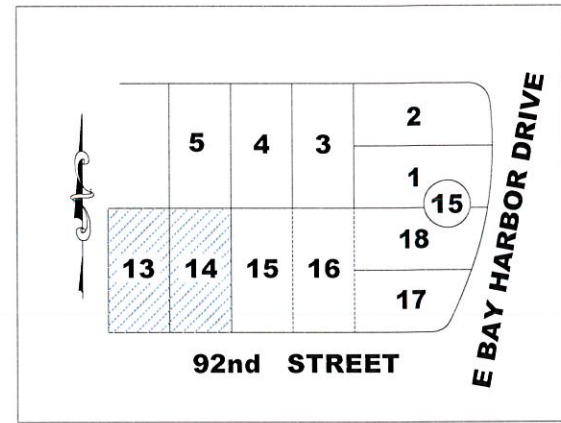
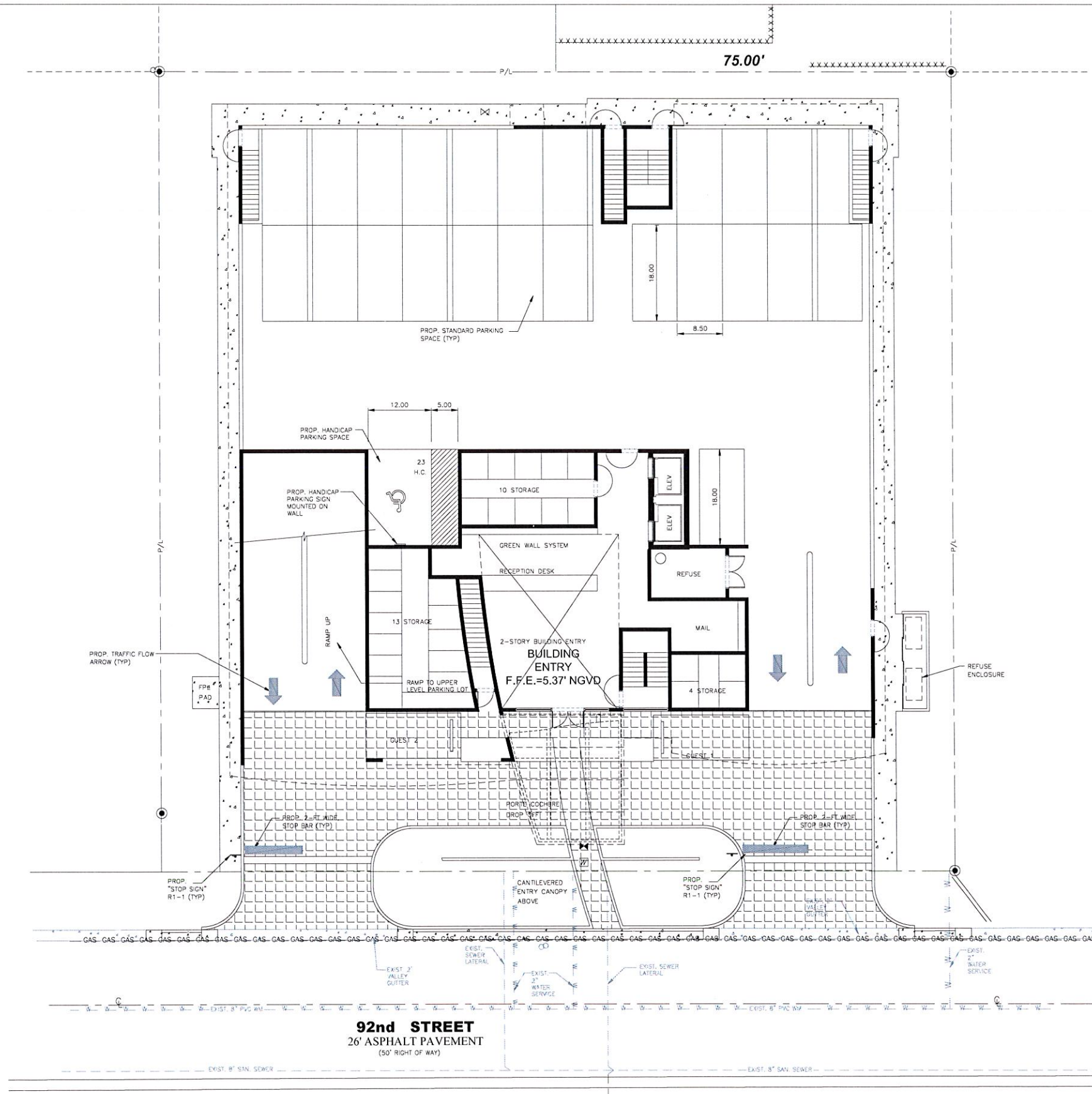
HOLLAND ENGINEERING INC.
Civil Engineers
3930 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 367-0371 (954) 367-3372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
1101 S.W. 11TH STREET, SUITE 111
MIAMI, FLORIDA 33135

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE
DATE
NO. REASON DATE BY
DATE MAY 31, 2016
SHEET NUMBER
C-1 16-23
SUBMITTAL

12/04/12-93-93_02 NKW 12/04/12



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHERMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAST STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612 - 4603



CIVIL ENG.:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.:
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
1400 N.W. 41 STREET SUITE 101
FORT LAUDERDALE, FL 33309

SOPHIE BY ALLURE

NEW APARTMENT BUILDING

1045 - 1055 92ND STREET

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO	REVISION	DATE	BY

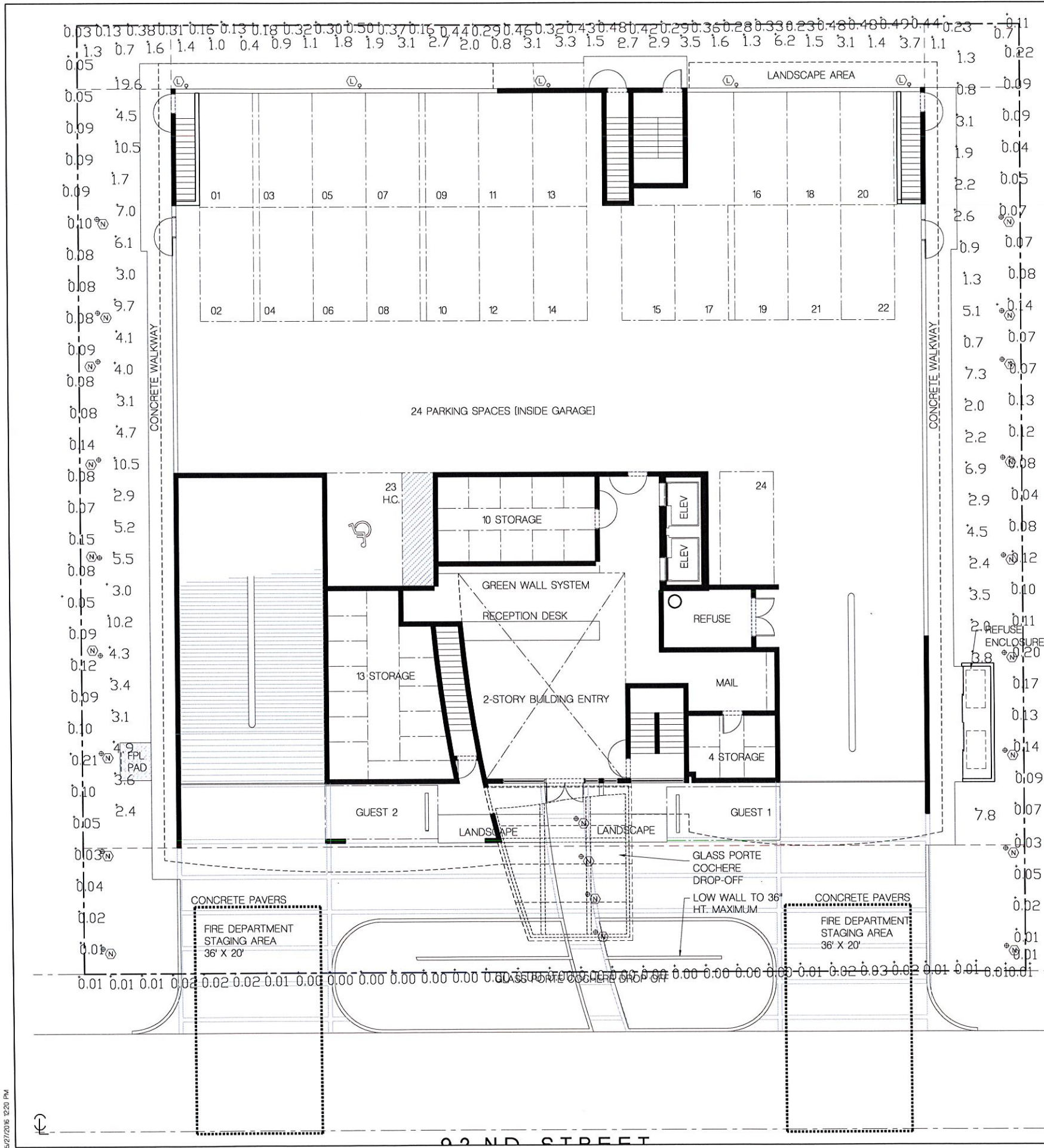
DRAWING TITLE:
PAVEMENT MARKING &
SIGNAGE PLAN

SCALE:
1"=10'
SHEET NUMBER:

C-3
16-23
P & Z SUBMITTAL

LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED BOX (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED PIPE BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

SITE PLAN - LEVEL 1 PHOTOMETRICS
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS, P.L.L.C.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3665 FAX: (305) 888-3650
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OWNER / DEVELOPER

ALLURE DEVELOPMENT GROUP, LLC
50 BRIAR HOLLOW LANE, EAS STE 500
HOUSTON, TEXAS 77027
TELEPHONE: (786) 612-4603

Sophie
allure

ONLINE

HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4800 S.W. 11 STREET MIAMI, FL 33143
PHONE: 305-663-7648 FAX: 305-663-8426

SOPHIE BY ALLURE
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

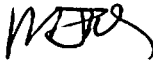
**SITE PLAN
PHOTOMETRICS**

SCALE: 1/8" = 1'-0" DATE: MAY 31, 2016
SHEET NUMBER
E-101
P & Z SUBMITTAL

5/27/2016 12:20 PM

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: June 1st, 2016

Subject: Site Development Plan Application
Sophie by Alure – 26 DU Multi-family Residential Complex
1045 92nd Street
Bay Harbor Islands Acct. No. MB2016-64
MMPA Acct. No. 01-0702-1037

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated May 31st, 2016 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (18 Base DU / 8 TDR Units = 26 DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board reviews / approves the applicant's request to provide a few larger balconies than specified in Section 23-15(a)(vi);
 - (3) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In April 2016 the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met 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 a revised set of plans from the architect and found that the most recent plans (5/31/16) appear to have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1045 92nd Street
Legal Description: Lots 13 and 14 of Block 15, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Frankel Benayoun Architects Inc., as agent for the property owner, BHI The Club 2 LLC, has submitted a Site Development Plan application to allow for the construction of a twenty-six (26) dwelling unit mid-rise residential development located at 1045 92nd Street. The proposed dwelling units range from 1,105 to 2,355 square feet of A/C space plus balconies, etc. It should be noted that a few units (305, 502, 504, 505) would not meet the Town's minimum DU size requirements if the dens / studios were converted / used as bedrooms. The plans include a statement that the dens / studios can never be converted or used as bedrooms unless the DU size is adequate and Building Code requirements are met. It would be difficult for the Town to notice if a change occurred, as the areas are internal. The Town Council discussed this issue / possible Code amendments in 2015 but no final resolution was made.

The proposed site design incorporates one (1) square-shaped building on top of a 2-story parking garage. The building floors above the parking garage form a single enclosed structure.

Two (2) main driveway connections to 92nd Street are proposed. The eastern driveway is a two-way driveway that provides access to the first level of the parking garage that is located at grade. The western driveway is also a two-way driveway leading to the second level of the parking garage. Each main driveway is twenty-four (24) feet in width and depicts one (1) outdoor guest / loading parking space near the building entrance. An internal 12-foot wide driveway is proposed that connects the main driveways and provides access to the building lobby. There are proposed Fire Department staging areas shown on the plans.

On the building rooftop is a recreational facility with a swimming pool, sun-deck area, men's and women's restrooms, spa, and six (6) private terraces. The proposed new building is 7-stories in height; five (5) floors of residential use over two (2) floors of parking / building lobby / common areas @ 65-feet above BFE.

The survey submitted indicates that Lot 13 was previously developed as a six (6) DU apartment complex and Lot 14 was previously developed as a duplex for a total of eight (8) DU. Both sites are now vacant, as the former structures were demolished. Therefore, the net increase would be eighteen (18) DU. Based on the survey submitted, the total lot area is 22,500 square feet / 0.516 acres in size. This would allow a maximum of eighteen (18) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build twenty-six (26) dwelling units (50.4 DUA) which would require the developer to acquire eight (8) TDR units.

The adjoining / nearby development sites currently include the recently constructed 7-story Bay Harbor Club complex @ 42 DU / 81.4 DUA to the immediate east. To the immediate north is the 7-story Stuart House complex @ 54 DU / 52.3 DUA. To the immediate west is the 6-story Berkshire House complex @ 28 DU / 36.1 DUA. To the south across 92nd Street is a 2-story apartment complex @ 4 DU / 15.4 DUA and a one-story apartment complex @ 4 DU / 15.4 DUA. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 12+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build 26 DU via the base density. Therefore, **8 additional TDR units are required**. If the Town Commission approves the 8 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

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

PLATTING

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

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

As stated above, the Site Development Plan depicts access to the site from two main driveway connections to 92nd Street. The eastern driveway is a two-way driveway that provides access to the first level of the parking garage that is located at grade. The western driveway is a two-way driveway leading to the second level of the parking garage. Each main driveway is twenty-four (24) feet in width and depicts one (1) outdoor parking space near the building entrance. An internal 12-foot wide driveway is proposed that connects the main driveways and provides access to the building lobby.

Based on 26 DU the Code requires at least fifty-two (52) parking spaces which the plan exceeds. Fifty-three (53) parking spaces are provided (8 standard, 44 tandem, and 1 ADA). As this is a two-lot development, two (2) guest spaces / a drop-off area is required near the lobby entrance which the plan meets.

Fire Department staging areas are shown in the apron of each driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may require the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical BHI modern with an abundant use of glass.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required; however, the proposed structure has a breezeway provided for the upper level floors.

The Planning and Zoning Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light. The plans shows openings facing the east, west and north, but with full screening panels (no large voids).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated May 31st, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Frankel Benayoun Architects Inc., dated May 31st, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) This approval is subject to the Town Council granting the developer / property owner the ability to allocate eight (8) additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 3) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 4) Payment of all required Town impact fees prior to issuance of building permits.
- 5) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

- 6) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).
- 7) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front (street) and rear yards may encroach 4' into the setback with a maximum depth of 6' unless the Town approves otherwise during site plan review. The applicant meets the setback requirement but seeks balcony depths up to 9'-0" for some of the units facing the street. Specific Planning and Zoning Board approval is required.
- 8) The PZ Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light.
- 9) The plans note that dens / studies are shown on the plans. Such rooms cannot be converted or used as bedrooms / sleeping rooms unless the dwelling unit size meets the minimum size requirements for an additional bedroom and room meets the Florida Building Code requirements for means of escape and require light and ventilation requirements and a window for every sleeping room (Units 305, 502, 504, and 505).

1054 92 STREET

BAY HARBOR FLORIDA, 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

May 20, 2016

The following information and analysis is intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER:

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **7,812 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in Sanitary Sewer flow of **6,094 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project is 36 Tons per year (See attached Proposed Solid Waste Calculations). An increase in Solid Waste Generation of **25 TONS/YR** is expected from this project.

4. STORM DRAINAGE:

This project will require the installation of one well and exfiltration trench system.

5. TRAFFIC GENERATION:

The proposed development is expected to generate, based on a total of 26 dwelling units generating 5.81 TPD, approximately 151 net daily trips of which 11 net trips will occur during the A.M. peak hour and 14 will occur during the P.M. peak hour.

26 DU x 5.81 TPD = 151 TPD
26 DU x 0.44 AMPH = 11.44 Trips
26 DU x 0.52 PMPH = 13.52 Trips

6. RECREATION FACILITIES:

The total population is estimated at 56.42 persons, based on a total of 26 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

Even though, the Town has adequate existing facilities, the proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : 1045 92 STREET

DATE : April 28, 2016

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	26(2.17per DU)	200	11,284
SUB-TOTAL			<u>11,284</u>
<u>PREVIOUS FLOWS:</u>			
	8(2.17per DU)	200	3,472
SUB-TOTAL			3,472
NET INCREASE			7,812

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : 1045 92 STREET

DATE : April 28, 2016

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	26(2.17per DU)	156	8,802
SUB-TOTAL			<u>8,802</u>
<u>PREVIOUS FLOWS:</u>			
	8(2.17per DU)	156	2,708
SUB-TOTAL			<u>2,708</u>
NET INCREASE			6,094

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : 1045 92 STREET

DATE : April 28, 2016

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF- DAY] [LB/UNIT- DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLOD WASTE GENERATED [TONS/YR]
<u>PROPOSED FLOWS:</u>				
Residential Condominiums	26(2.17per DU)		0.632	36
SUB-TOTAL				<u>36</u>
<u>PREVIOUS FLOWS:</u>				
	8(2.17per DU)		0.632	11
SUB-TOTAL				<u>11</u>
NET INCREASE				25



Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

Drainage Calculations 1045 92 Street, Bay Harbor Islands

Drainage Well

10 year, 1-hr Storm = 3.6"/hr

Impervious area = 17,920 sf

Drainage required = $17,920 \text{ sf} \times 3.6"/\text{hour} \times \text{ft}/12" \times \text{hour}/3600 \text{ sec} = 1.49 \text{ cfs}$

Total drainage required = 1.49 cfs

Well head available for discharge:

Top elevation of drainage well vent pipe = 8'

Wet season water level = 2'

Salt/fresh = 1.5'

Design Head = 4.5'

1 - 24" well to be developed to discharge 350 gpm / ft. head

Stage (feet)	per well Discharge (gpm)	per well Discharge (cfs)
3	0	0
4	175	0.39
5	525	1.18
6	875	1.96
7	1,225	2.75
8	1,575	3.53

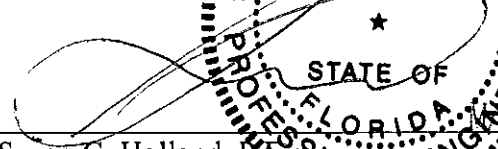
Sand and Oil Interceptors

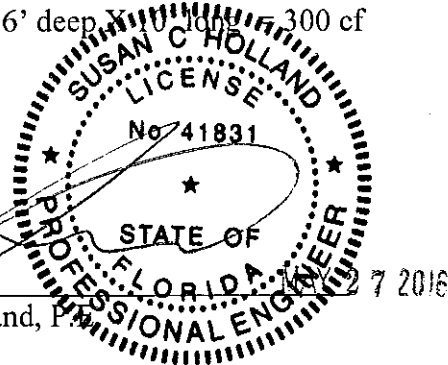
Q = 3 cfs, retention = 1.5 minutes (90 seconds)

Volume = 3 cfs X 60 sec/min X 1.5 min = 270 cf

Use 5' wide X 6' deep X 10' long = 300 cf

Prepared by:


Susan C. Holland, P.E.
Lic. No. 41831



AGENDA ITEM REPORT

June 21, 2016

ITEM NUMBER: 4.

ITEM:

Request for approval for a revision for "All Seasons Developers, LLC" located at 1150 100 Street, Lot 7 of Block 8. The developers are proposing to construct a new four (4) Townhouse Residential Complex. On May 3, 2016, the Board reviewed the requested changes but tabled the item as further information was requested prior to taking action. The Developer has made the changes as requested. Enclosed please find the site plan and elevations. (Item #4)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Siegel, Town Clerk
Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	1150.100STRevised6.21.16.pdf
2.	1150 100 St Narrative	1150.100STNarrative.pdf
3.	Staff Report	PZB Staff Report - Revisions - June 14 2016.pdf

PLANNING AND ZONING
APPLICATION FOR PLAN REVISION.



PZB APPROVED - 02/03/15



PROPOSED FRONT/NORTH SIDE PERSPECTIVE



PROPOSED BACK/SOUTH SIDE PERSPECTIVE



PROPOSED LEFT/EAST SIDE ELEVATION



PROPOSED RIGHT/WEST SIDE ELEVATION

1150 - 100 STREET
1150 100 STREET
BAY HARBOR, FLORIDA 33154

SHEET INDEX	
A-0	COVER SHEET / PZB APPROVE & PROPOSED RENDERINGS
A-1.01	PZB APPROVED FIRST FLOOR PLAN
A-1	PROPOSED FIRST FLOOR PLAN
A-1.02	PZB APPROVED SECOND FLOOR PLAN
A-2	PROPOSED SECOND FLOOR PLAN
A-1.03	PZB APPROVED THIRD FLOOR PLAN
A-3	PROPOSED THIRD FLOOR PLAN
A-1.04	PZB APPROVED FOURTH FLOOR PLAN
A-4	PROPOSED FOURTH FLOOR PLAN
A-1.05	PZB APPROVED POOL DECK FLOOR PLAN
A-5	PROPOSED POOL DECK FLOOR PLAN
A-6	PZB APPROVED/PROPOSED ELEVATIONS
A-7	PZB APPROVED/PROPOSED ELEVATIONS
A-8	PZB APPROVED/PROPOSED ELEVATIONS
A-9	BUILDING RENDERINGS
A-10	BUILDING RENDERINGS

PERMIT ISSUE

REVISIONS

DATE

1

2

3

4

5

ABE

AMERICAN
BUILDING
ENGINEERS

1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939

Certificate of Authorization # 4732

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PERMISSION.

DRAWINGS FOR:

ALL SEASONS
DEVELOPMENT LLC

ABE BORUJERDI, P.E.

P.E. 38553

PHONE: (954) 739-5099

APPROVED SEAL/SIGNATURE

COVER SHEET

1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT #

15.028

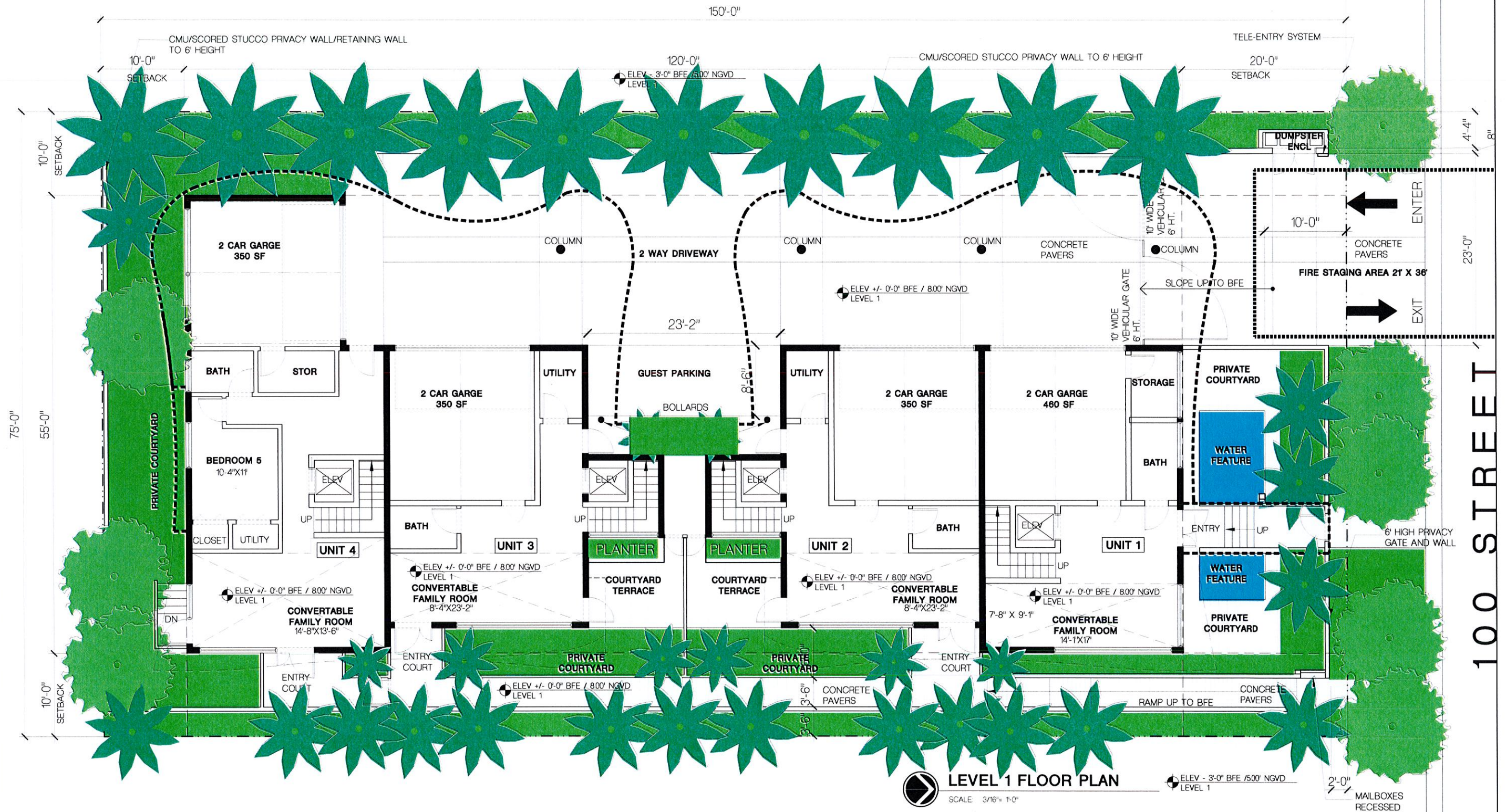
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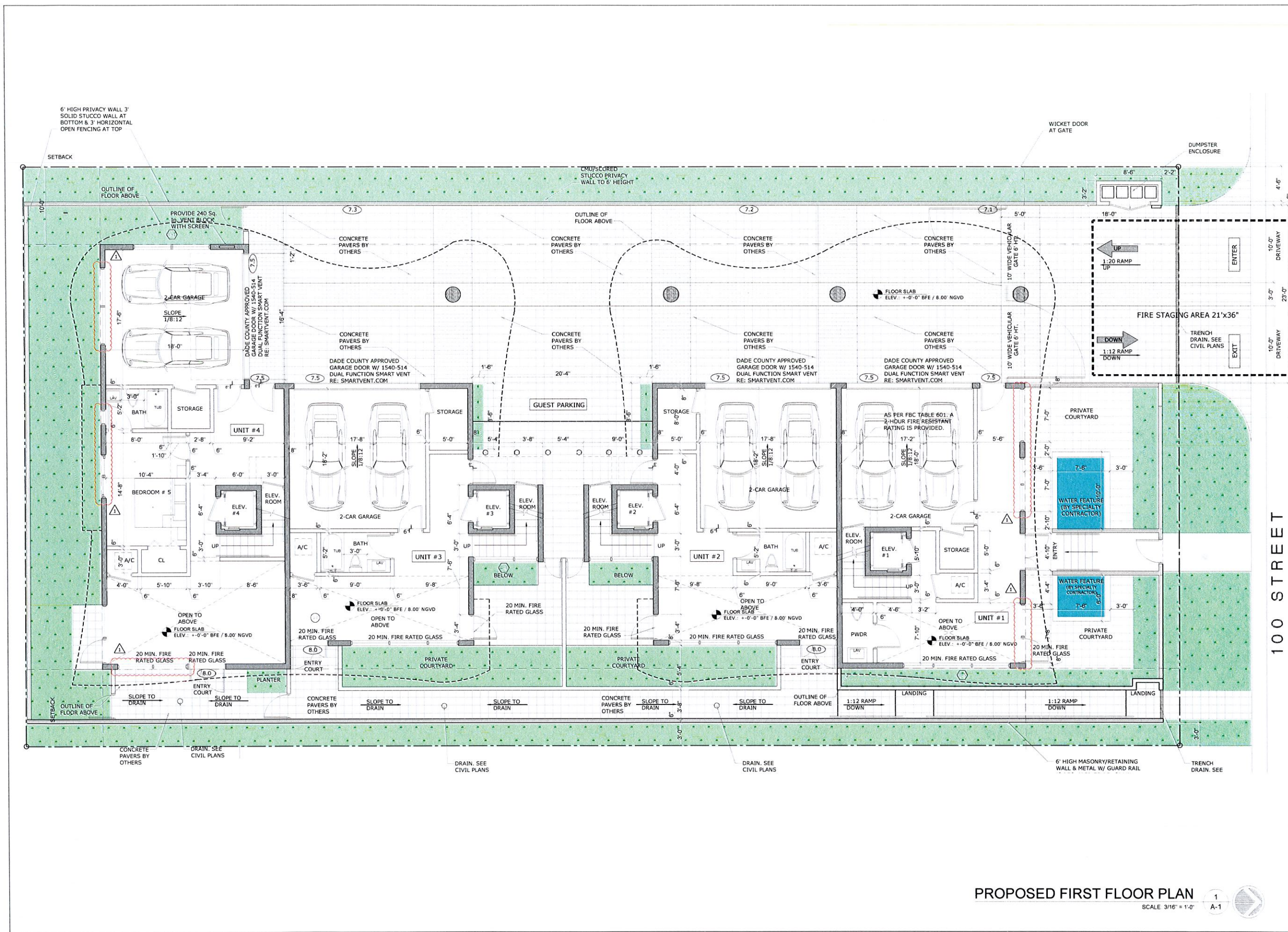
A-0

PRINT DATE

5/16/2016

PZB APPROVAL 02/03/15





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REVISIONS	DATE
1 PZB REVISION	06-02-16
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ALL SEASONS DEVELOPMENT LLC

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

FIRST FLOOR PLAN

1150 - 100 STREET

BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

SHEET #

A-1

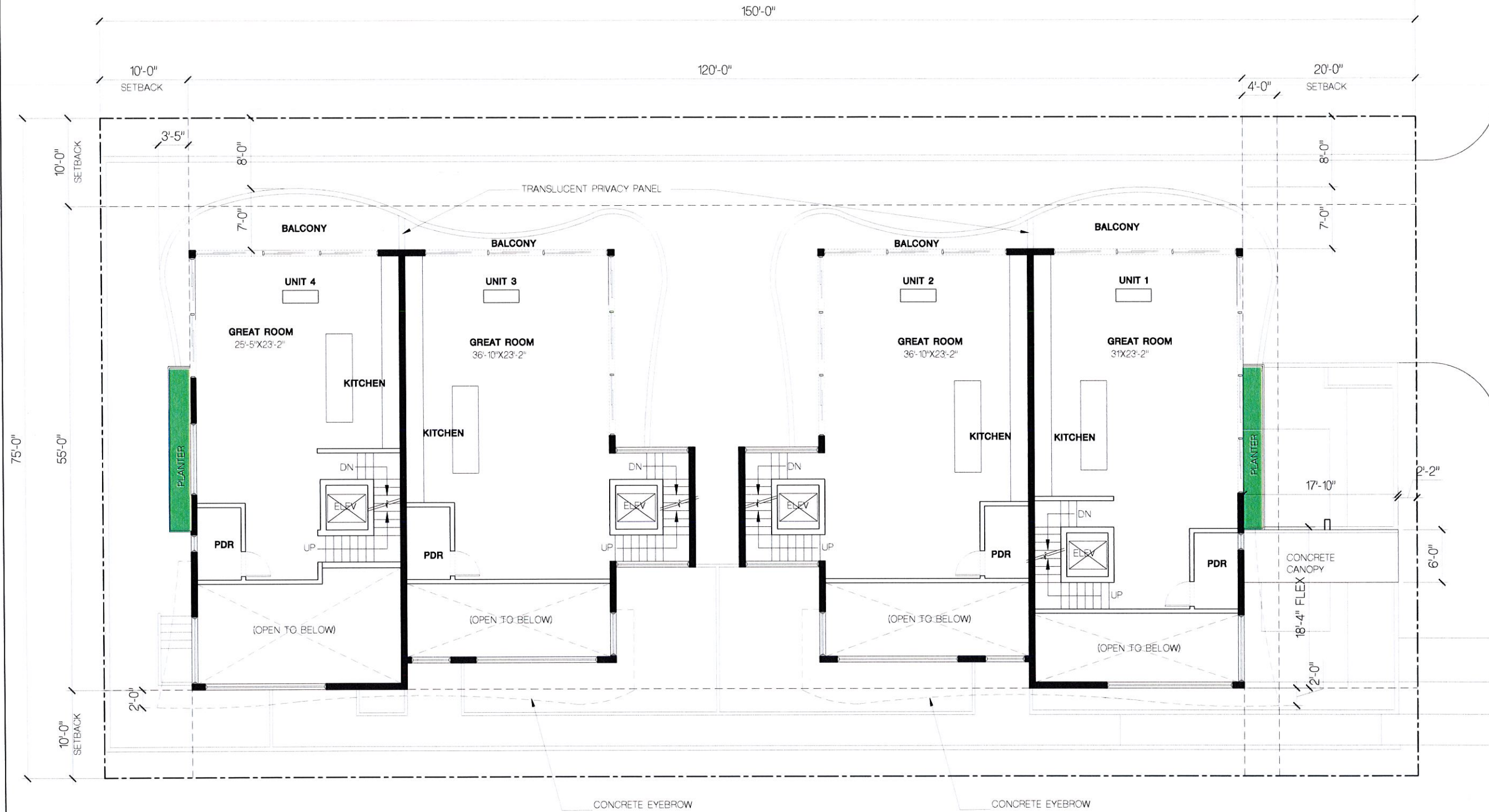
PRINT DATE: 5/16/2016

PROPOSED FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"



PZB APPROVAL 02/03/15



LEVEL 2 FLOOR PLAN

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

CIVIL ENG
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-6371 (954)367-6372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41631

LANDSCAPE ARCH
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 N.W. 117th ST. MIAMI, FL 33154
(781) 333-1177

STRUCTURAL ENG
ALL SEASONS DEVELOPERS, LLC
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER / DEVELOPER
ALL SEASONS DEVELOPERS, LLC
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

1150 - 100 STREET
NEW TOWNHOME DEVELOPMENT
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

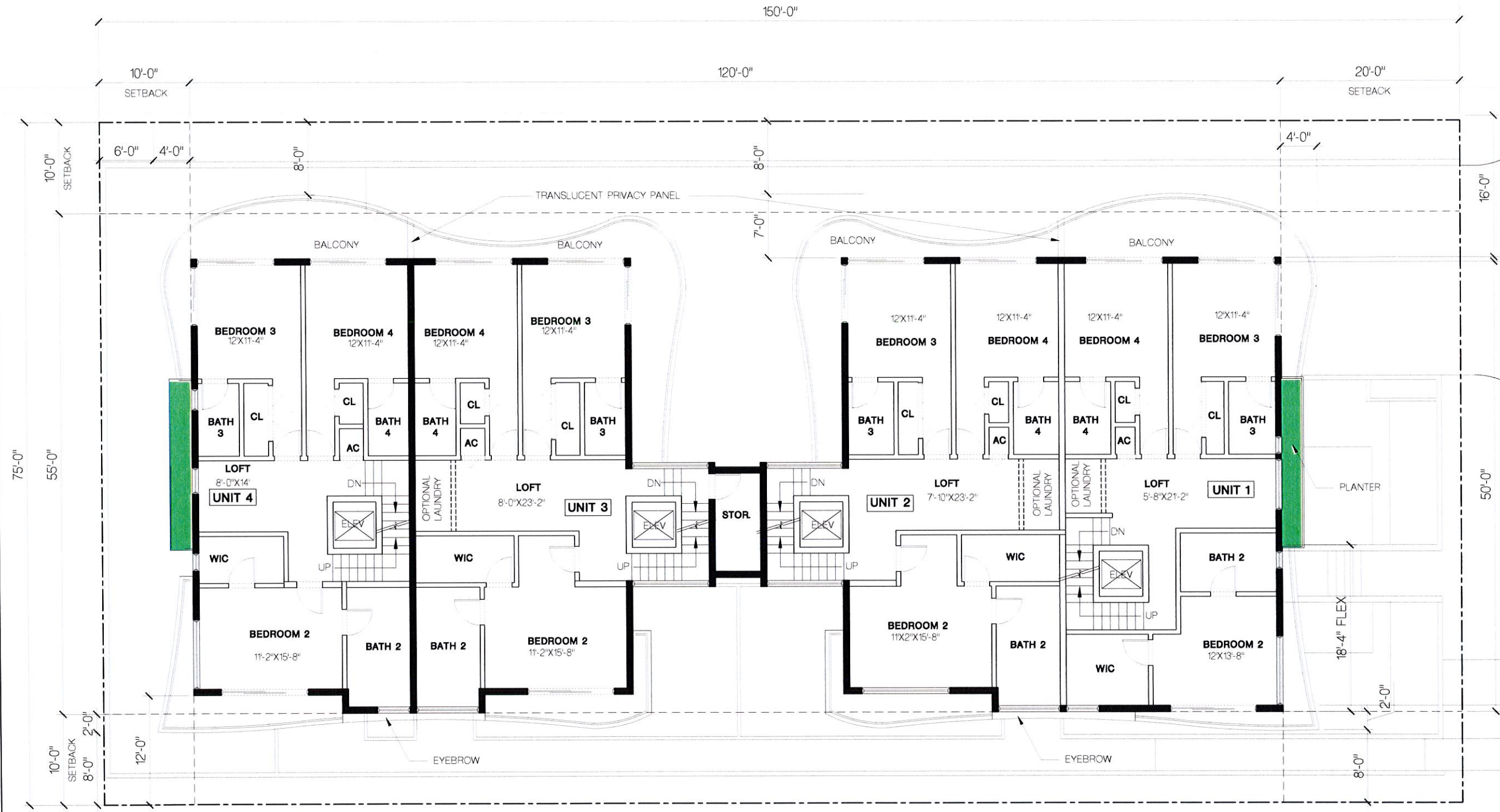
FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001484
MARIE S.A. FRANKEL LICENSE NO. A00007143
FRANK BENAYOUN LICENSE NO. A00012273
1177 PINE CONCOURSE, SUITE 130, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 858-3665 FAX: (305) 858-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE
DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 2 FLOOR PLAN
SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015
SHEET NUMBER
A-102
P & Z SUBMITAL

PZB APPROVAL 02/03/15



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

CIVIL ENG
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.I.A.
100 N. W. 17TH ST. SUITE 101
MIAMI, FL 33136

STRUCTURAL ENG.
ALL SEASONS DEVELOPERS, LLC
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER / DEVELOPER
ALL SEASONS DEVELOPERS, LLC
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

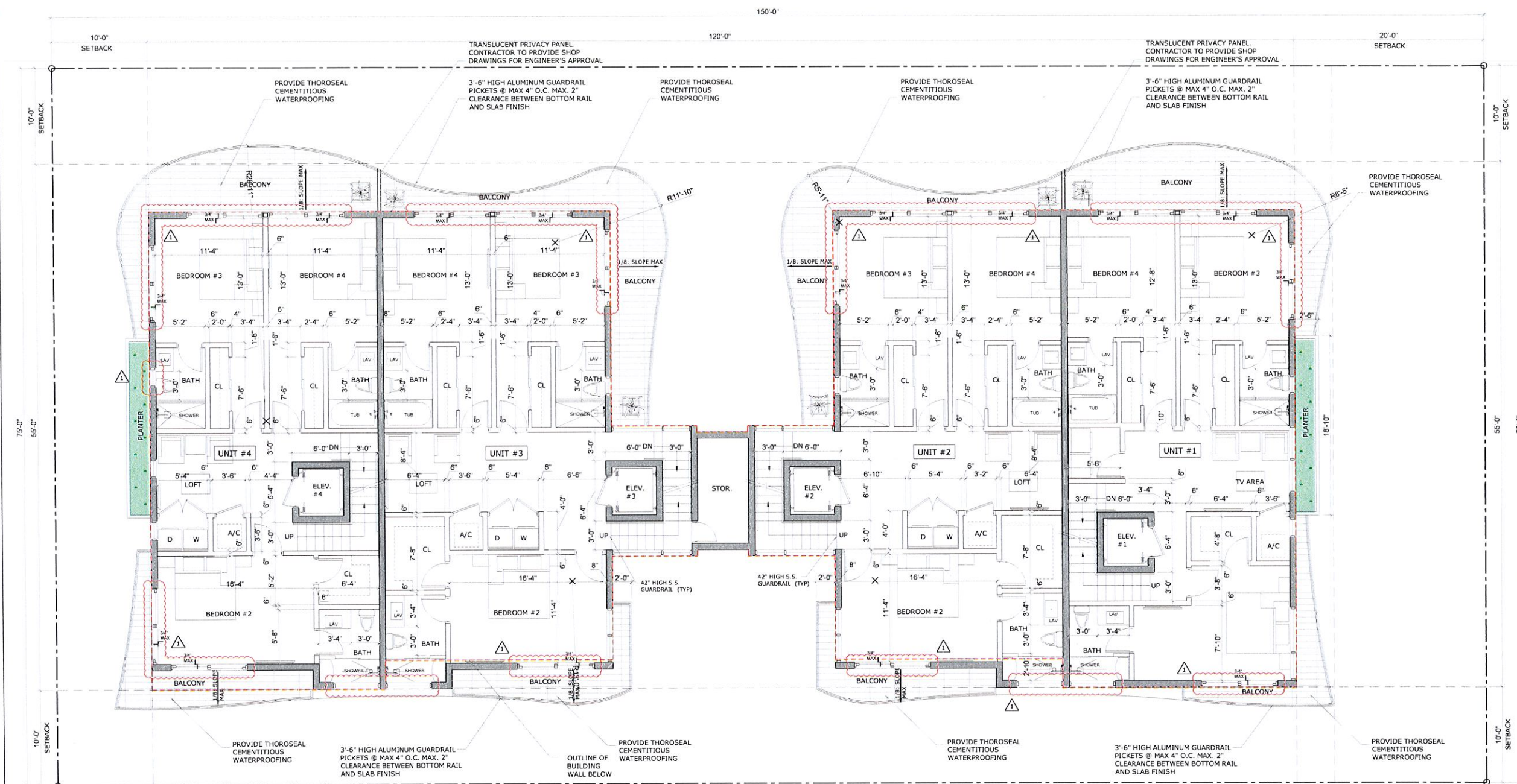
1150 - 100 STREET
NEW TOWNHOME DEVELOPMENT
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001454
MARK S.A. FRANKEL - LICENSE NO. AR0007143
FRANKEL BENAYOUN ARCHITECTS INC. 1177 WAND CONOURSE, SUITE 130, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (202) 858 3845 - FAX: (202) 858 3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE
DATE

NO.	REVISION	DATE	BY

LEVEL 3 FLOOR PLAN
SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015
SHEET NUMBER: **A-103**
P.L. & SUBMITTAL



REVISIONS		DATE
1	PZB REVISION	06-02-16
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P.E. 38553
PHONE: (954) 739-5099
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THIRD FLOOR PLAN
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

SHEET #

A-3

PRINT DATE 5/16/2016

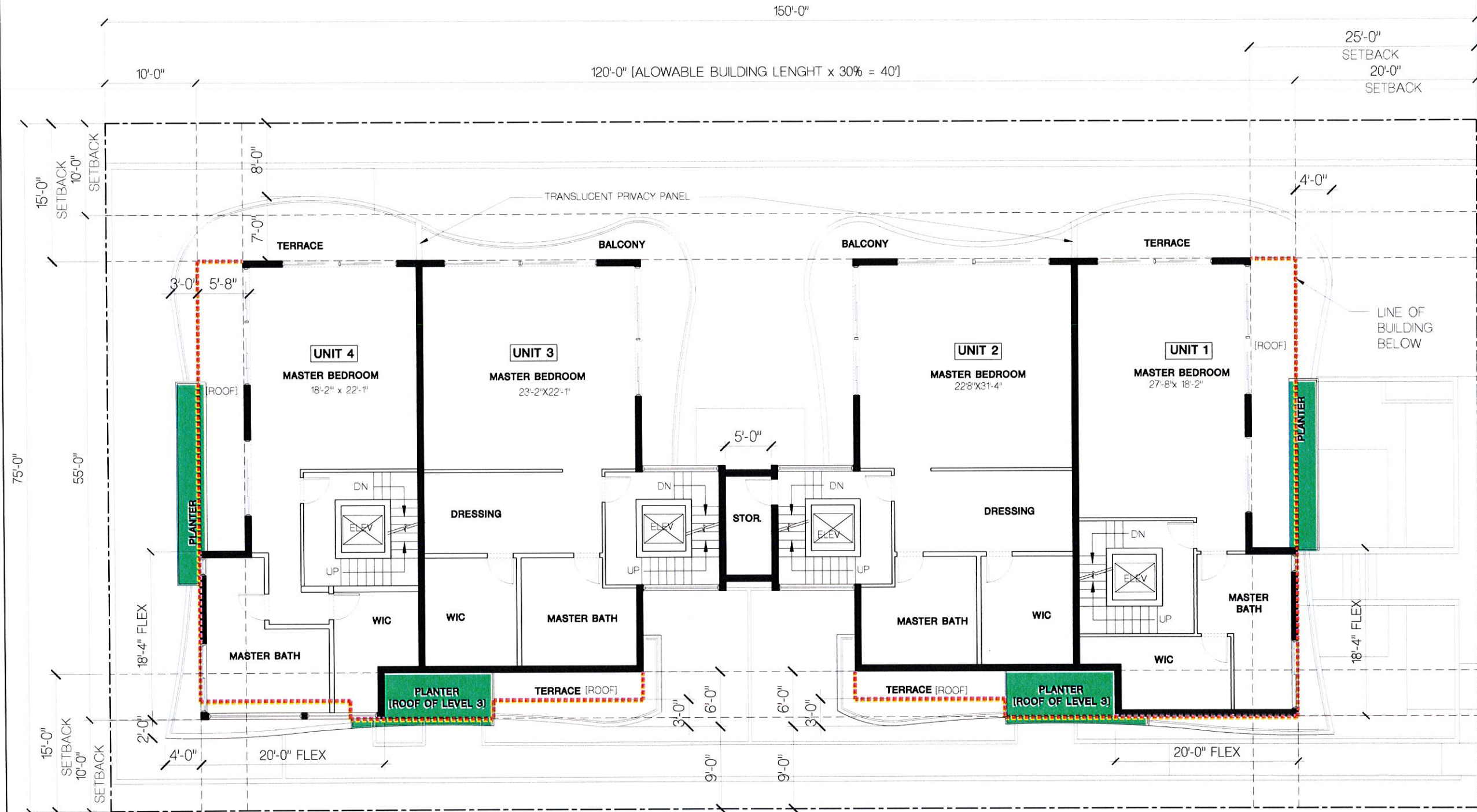
PROPOSED THIRD FLOOR PLAN

SCALE 3/16" = 1'-0"

1
A-3



PZB APPROVAL 02/03/15



NOTE:
SLAB AND PROJECTIONS INTO SETBACKS WITH RAILING ALLOWED TO BE
AT MINIMUM SETBACKS ON THIS LEVEL, SINCE THIS LEVEL IS AT +30'-0" B.F.E



LEVEL 4 FLOOR PLAN

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

CIVIL ENG.

 **HOLLAND ENGINEERING INC.**
civil engineers

3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 3302
(954)367-0371 (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.

STRUCTURAL ENG.

OWNER / DEVELOPER

ALL SEASONS DEVELOPERS, LLC
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

1150 - 100 STREET

NEW TOWNHOME DEVELOPMENT
1150 100 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT FANGLER FISHMAN LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYDON.COM

SIGNATURE _____

DATE _____

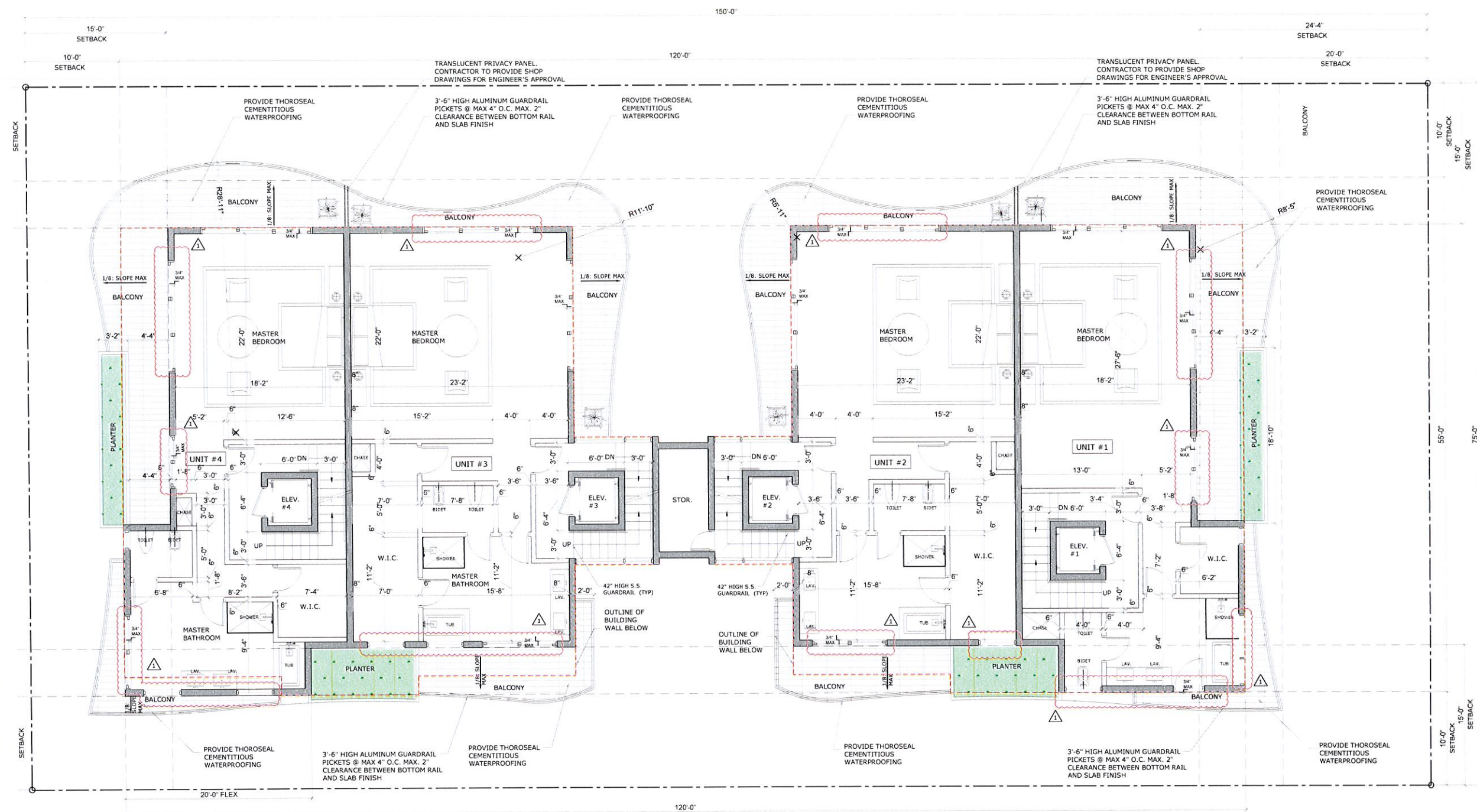
NO.	REVISION	DATE	BY	DRAWING TITLE
				LEVEL
				SCALE
				3/16"
				SHEET NUMBER

LEVEL 4 FLOOR PLAN

SCALE $3/16" = 1'-0"$ DATE JANUARY 5, 2015
SHEET NUMBER

A-1.04

P & Z -SUBMITTAL



PROPOSED FOURTH FLOOR PLAN

SCALE 3/16" = 1'-0"

1
A-4

REVISIONS		DATE
1	PZB REVISION	06-02-16
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P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

FOURTH FLOOR PLAN
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

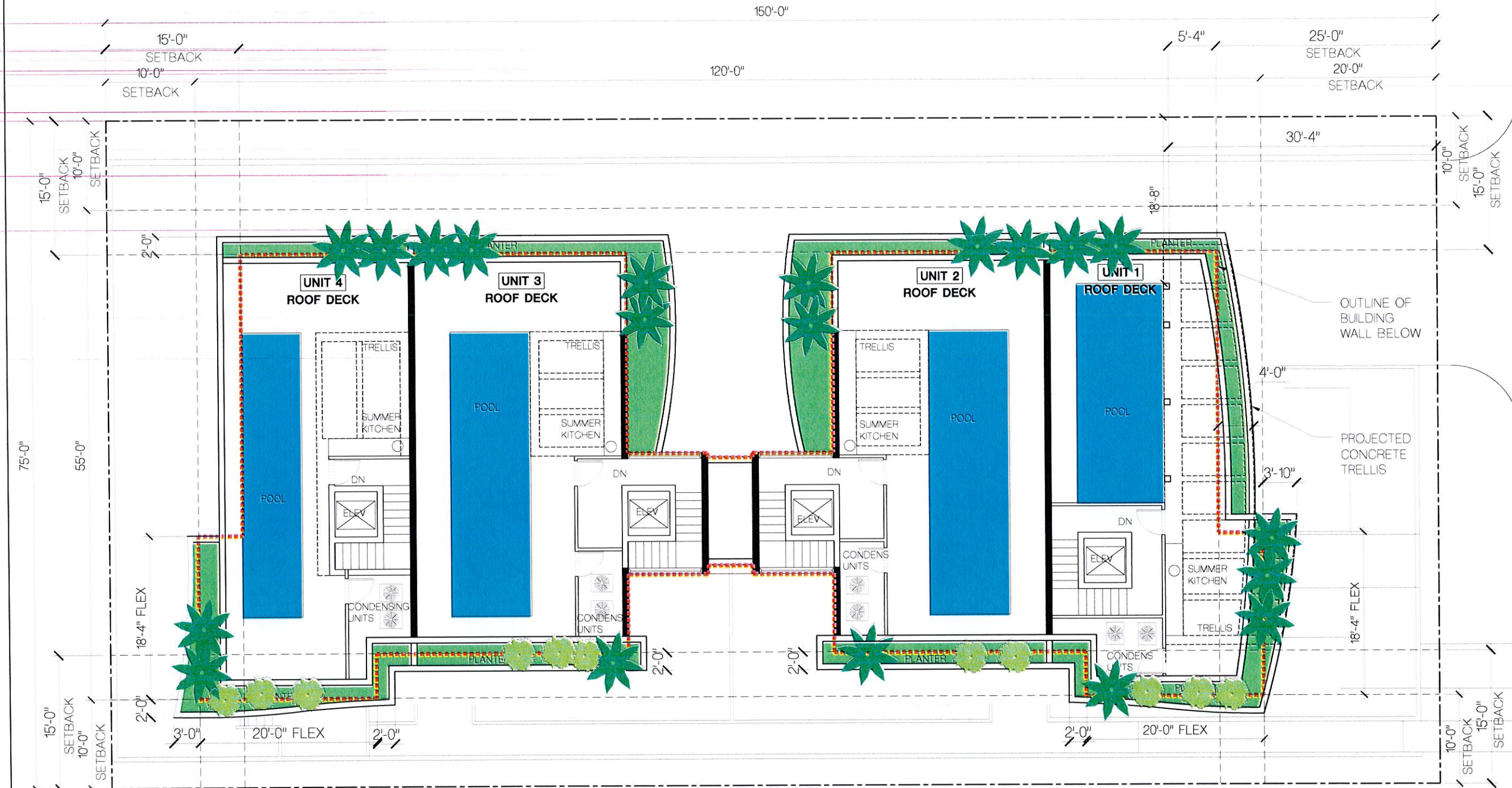
PROJECT # 15.028

SHEET #

A-4

PRINT DATE 5/16/2016

PZB APPROVAL 02/03/15

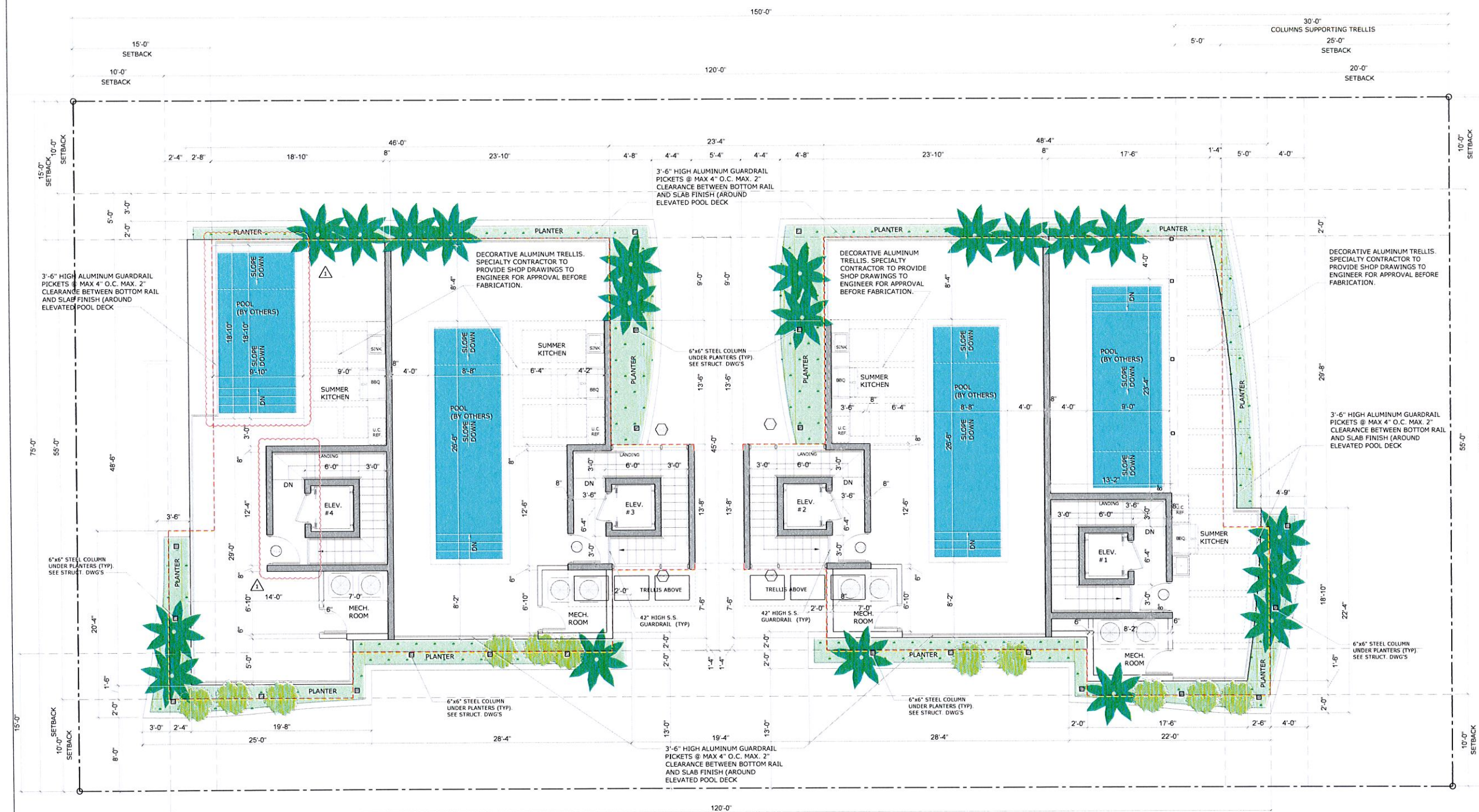


ROOF TERRACE FLOOR PLAN

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

NOTE: COLUMNS SUPPORTING TRELLIS ARE SET-BACK 30' FROM THE FRONT PL, WHICH IS THE MAXIMUM FRONT SETBACK FOR STRUCTURES BELOW 65' ABOVE BFE

100 STREET



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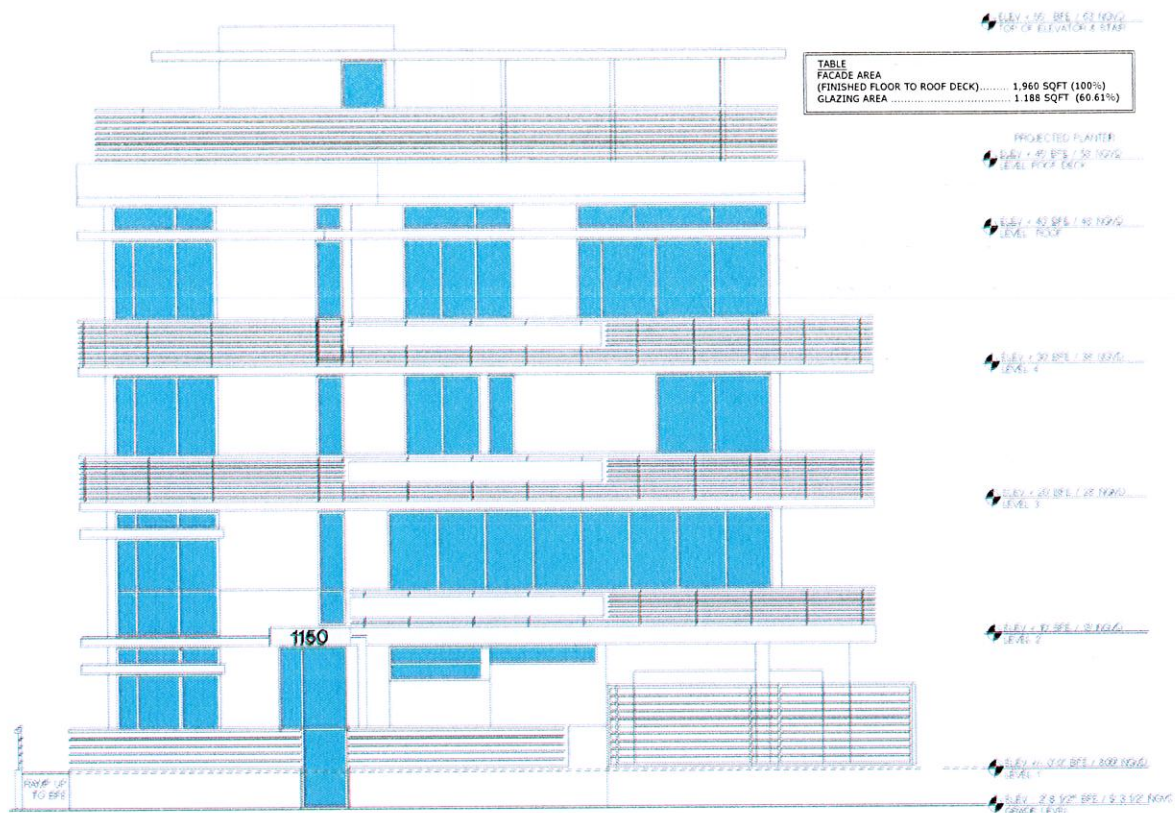
PROJECT #	15.028
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A-5

PROPOSED POOL DECK FLOOR PLAN

1

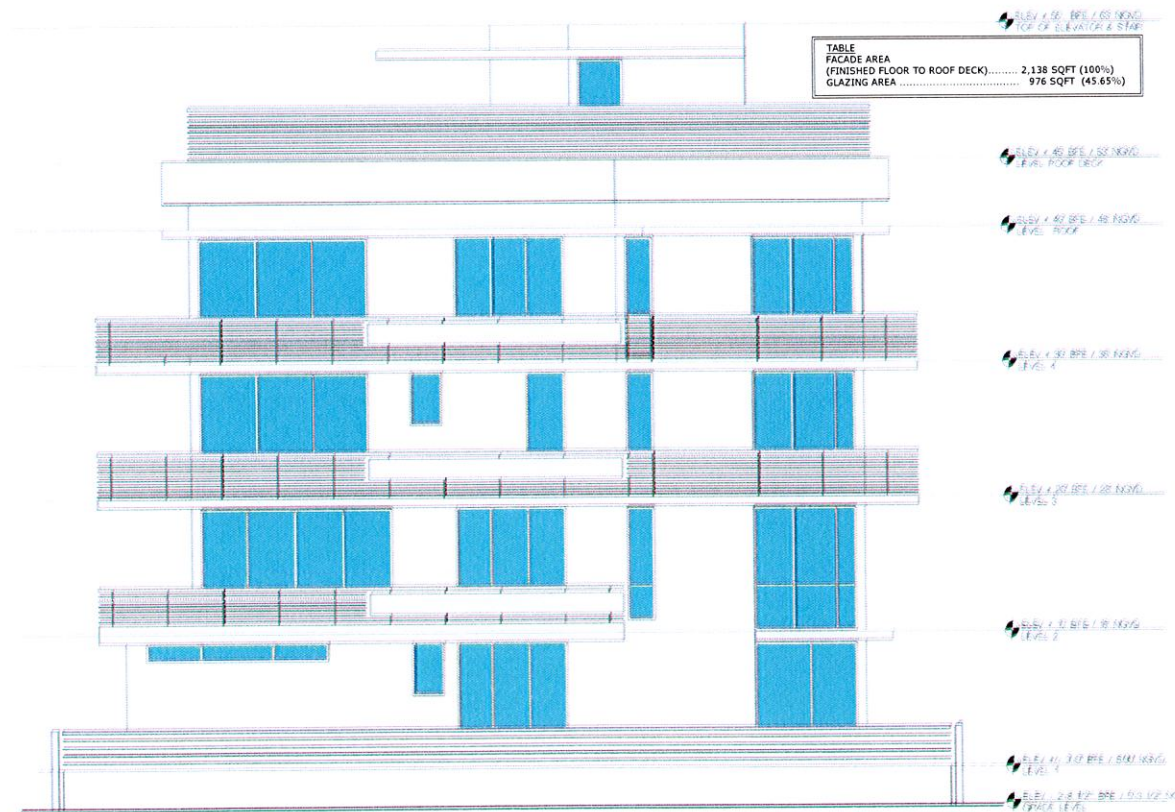
A-!



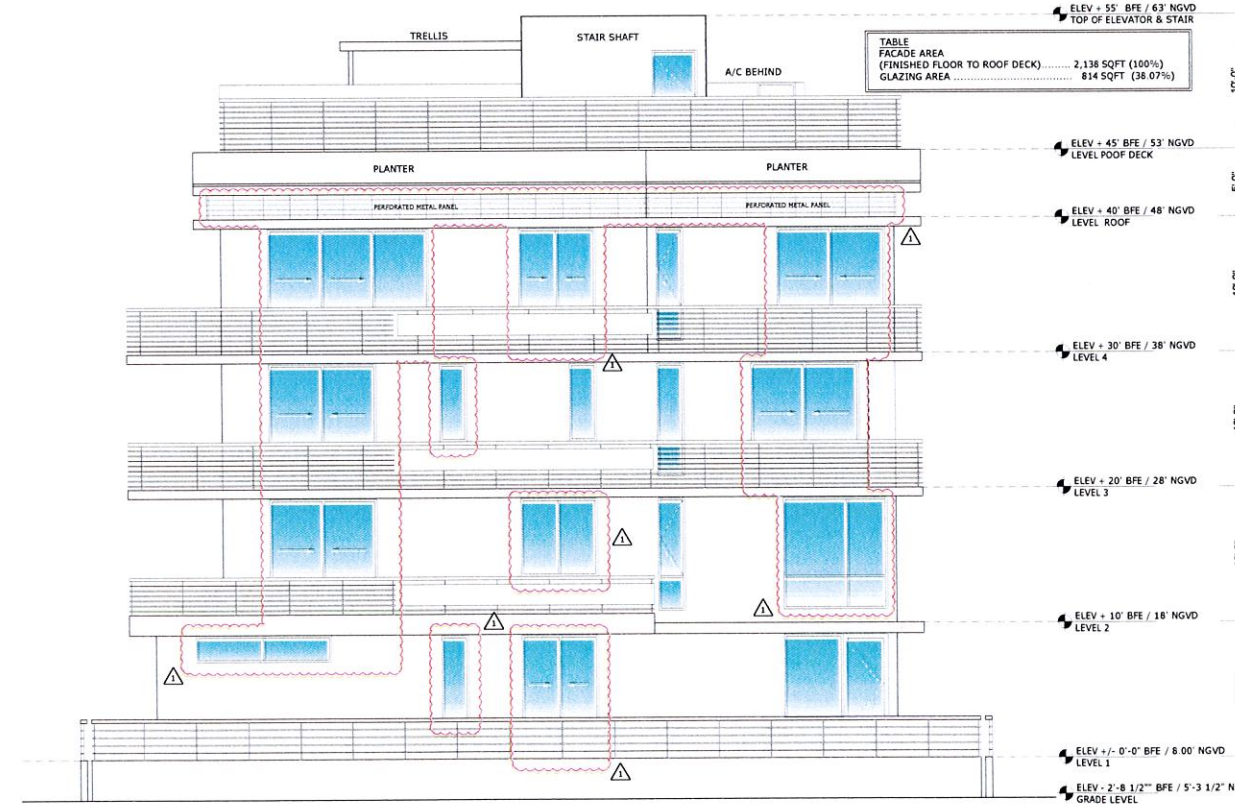
NORTH ELEVATION - PZB APPROVAL 02/03/15
SCALE NTS 1
A-1



PROPOSED NORTH ELEVATION
SCALE NTS 2
A-1



SOUTH (REAR) ELEVATION - PZB APPROVAL 02/03/15
SCALE NTS 3
A-1



PROPOSED SOUTH (REAR) ELEVATION
SCALE NTS 4
A-1

PERMIT ISSUE	
REVISIONS	DATE
1 PZB REVISION	06-02-16
2	
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BUILDING ELEVATION
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

SHEET #

A-6

PRINT DATE 5/16/2016

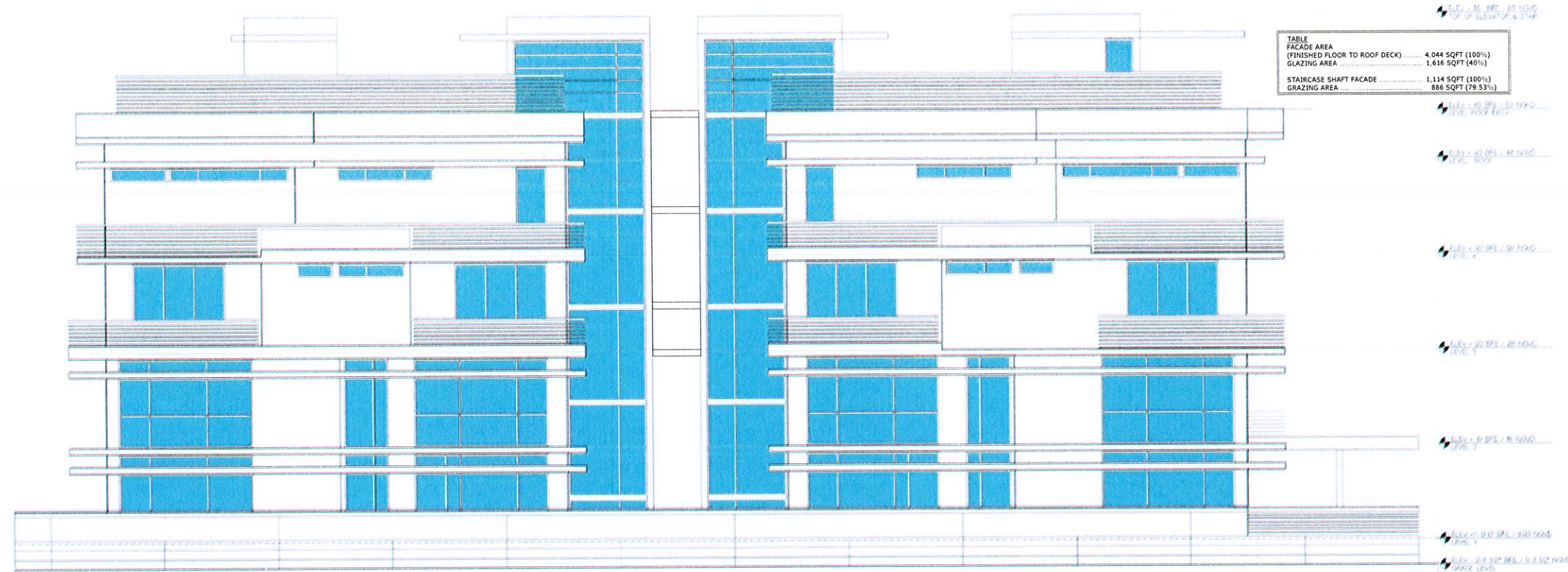


TABLE	
FACADE AREA (FINISHED FLOOR TO ROOF DECK)	4,044 SQFT (100%)
GLAZING AREA	1,616 SQFT (40%)
STAIRCASE SHAFT FACADE	1,114 SQFT (100%)
GRAZING AREA	886 SQFT (79.53%)

EAST ELEVATION - PZB APPROVAL 02/03/15

SCALE: NTS 1 A-2



TABLE	
FACADE AREA (FINISHED FLOOR TO ROOF DECK)	4,044 SQFT (100%)
GLAZING AREA	1,508 SQFT (37.28%)
STAIRCASE SHAFT FACADE	1,114 SQFT (100%)
GRAZING AREA	886 SQFT (79.53%)

PROPOSED EAST ELEVATION

SCALE: NTS 2 A-2

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1	PZB REVISION / 06-02-16
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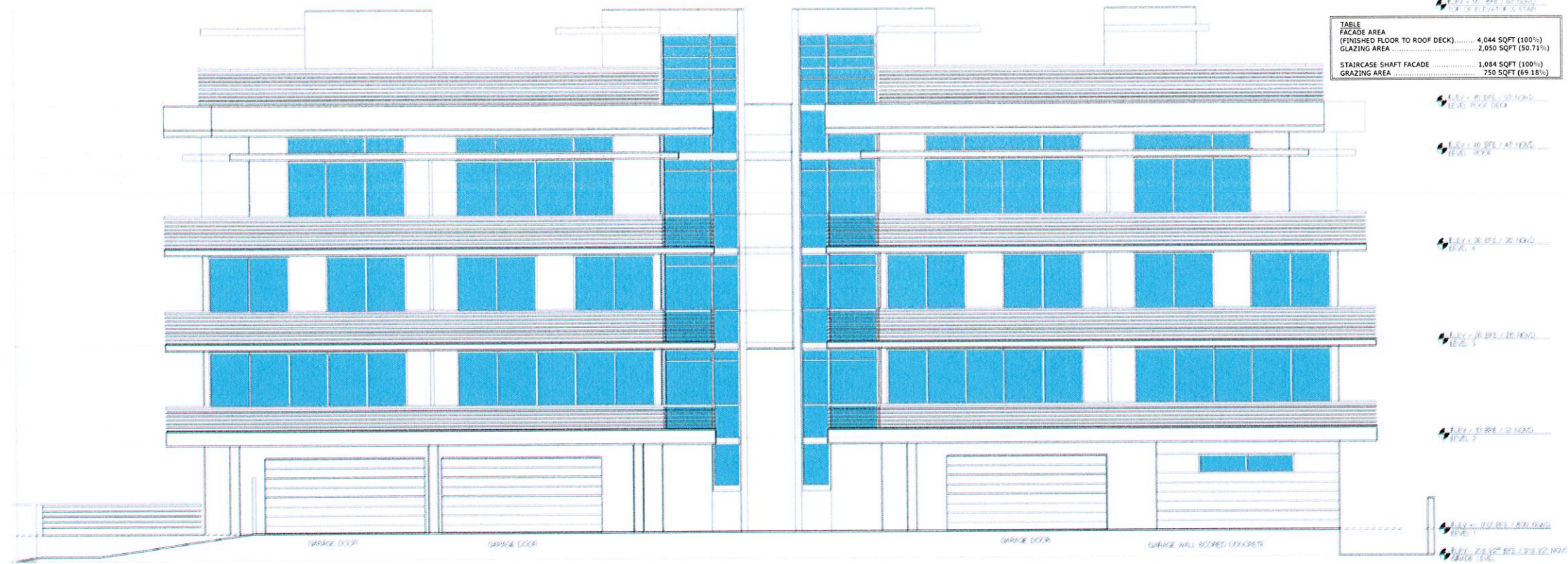
BUILDING ELEVATION
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

SHEET #

A-7

PRINT DATE 5/16/2016



WEST ELEVATION - PZB APPROVAL 02/03/15
SCALE NTS

1
A-3



PROPOSED WEST ELEVATION
SCALE NTS

2
A-3

PERMIT ISSUE

REVISIONS

DATE

1 PZB REVISION 06-02-16

2

3

4

5

ABE

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ABE BORUJERDI, P.E.

P.E. 38553

PHONE: (954) 739-5099

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BUILDING ELEVATION

1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT #

15.028

SHEET #

A-8

PRINT DATE

5/16/2016



PZB APPROVED - 02/03/15



PROPOSED FRONT/NORTH SIDE PERSPECTIVE



PROPOSED BACK/SOUTH SIDE PERSPECTIVE

PERMIT ISSUE	
REVISIONS	DATE
1	/
2	/
3	/
4	/
5	/

ABE
**AMERICAN
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**ALL SEASONS
DEVELOPMENT LLC**

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P.E. 38553
PHONE: (954) 739-5099
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BUILDING RENDERINGS
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

SHEET #
A-9

PRINT DATE 5/16/2016



PROPOSED LEFT/EAST SIDE ELEVATION



PROPOSED RIGHT/WEST SIDE ELEVATION

PERMIT ISSUE

REVISIONS	DATE
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ABE

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P.E. 38553
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BUILDING RENDERINGS

1150 - 100 STREET
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PRINT DATE

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Threshold Inspection License # 467

State Licensed Roofing Contractor CCC#0045913
State Licensed General Contractor CGC#0044407

June 8th, 2016

Mrs. Ayanidys J. Martinez, CEP
Building & Zoning Supervisor
City of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Tel: (305) 993-1786
Fax: (305) 861-1130

Re: Narrative – Design Adjustment to the Building Facades
Proposed Property “All Seasons” located at
1150 – 100 Street, Bay Harbor Islands, FL

A-1 Proposed Floor Plan

- The South Garage Window at Unit # 4 has been adjusted.
- The East Store Front Window at Unit # 4 has been adjusted.
- The North Store Front Windows at Unit #1 have been adjusted.

A-2. Second Floor Plan

- West, South, and East Store Front Windows/Doors at Unit # 4 have been adjusted.
- West, North, and East Store Front Windows/Doors at Unit # 3 have been adjusted.
- West, South, and East Store Front Windows/Doors at Unit # 2 have been adjusted.
- West, North, and East Store Front Windows/Doors at Unit # 1 have been adjusted.

A-3 Third Floor Plan

- West, South, and East Store Front Windows/Doors at Unit # 4 have been adjusted.
- West, North, and East Store Front Windows/Doors at Unit # 3 have been adjusted.
- West, South, and East Store Front Windows/Doors at Unit # 2 have been adjusted.

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Phone: 954.739.5099 Fax: 954.739.5153

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Professional Engineering License # 4732
Threshold Inspection License # 467

State Licensed Roofing Contractor CCC#0045913
State Licensed General Contractor CGC#0044407

- West, North, and East Store Front Windows/Doors at Unit # 1 have been adjusted.

A-4 Fourth Floor Plan

- South, and East Store Front Windows/Doors at Unit # 4 have been adjusted.
- West, and East Store Front Windows/Doors at Unit # 3 have been adjusted.
- West, and East Store Front Windows/Doors at Unit # 2 have been adjusted.
- North, and East Store Front Windows/Doors at Unit # 1 have been adjusted.

A-5 Pool Deck Floor Plan

- Swimming Pool at Unit # 4 has reduced in size.
- Risers and Treads have been added at Staircase Shaft in order to have access from the Roof Deck to the Pool Deck (5'-0" needed to get from Roof Deck from Pool Deck).

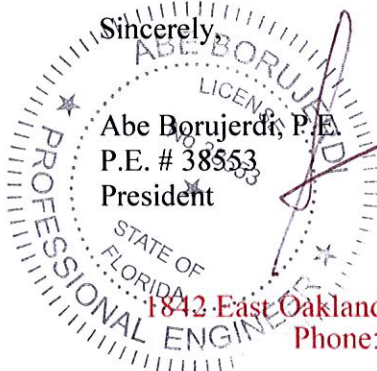
A-6/A-7/A-8 Building Elevations

- All Building Elevations reflect the adjustments made on the Floor Plans.

These modifications shall comply with the minimum requirements for structural support and integrity of the building, while maintaining the design intent and architectural harmony.

Should you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

Abe Borujerdi, P.E.
P.E. # 38553
President


1842 East Oakland Park Boulevard, Fort Lauderdale, Florida 33306

Phone: 954.739.5099 Fax: 954.739.5153

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: June 14th, 2016

Subject: Site Development Plan Application
Request for Modifications to 2/3/15 PZB Approved Plans
1150 100th Street Townhouses – 4 DU Residential Complex
1150 100th Street
Bay Harbor Islands Acct. No. BP2015-467
MMPA Acct. No. 01-0702-1002

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the recent revised plans (dated 5/16/16) and, if found acceptable, **APPROVE** the revised Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1150 100th Street

Legal Description: Lot 7 of Block 8, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

In late-2014 / early-2015 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on February 3rd, 2015 with several conditions of approval. This single-lot development included four (4) DU on the approved plans, which did not required the developer to obtain any TDR units. The property will have five (5) TDR units upon redevelopment. The Town recently received and is currently reviewing the Building Permit plans for this development. Initial construction has not yet commenced.

During the Building Permit review, the Town noticed several modifications from the PZB approved plans and instructed the applicant that PZB approval would be required for the changes. On May 3rd, 2016, the PZB reviewed the requested changes but tabled the item, as further information was requested prior to taking action.

As stated above, the applicant has requested to modify some of the plans after the initial approval by the PZB. The building elevations (window placements) are requested to be changed and do not appear to be related to any Building / Fire Code requirements. The PZB spends most of its review time on detailed exterior appearances. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are to be discussed and plan modifications / re-approvals may be necessary. If the changes are deemed "substantial", the Code requires re-approval by the PZB.

It should also be noted that Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL

MMPA notes the following modifications requested for PZB re-approval:

Elevations – The applicant is requesting to alter the windows (size / location / quantity) on all of the elevations and the rooftop pool of one of the units, which differs from the approved PZB plans.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Site Development Plan Application
1150 100th Street Townhouses
June 14th, 2016
Page 3**

It should also be noted that condition "G" of Resolution No. 2044 (PZB approval) required the applicant to increase the glazing on the master bathroom located on the 4th floor (East Elevation). It appears this condition has now been met.

Condition "I" of Resolution No. 2044 stated that the wall surface on the fourth floor (above the eyebrow and below the roof) shall consist of glazed glass (of like material as the windows) or a metal panel. The applicant has now met this condition.

Condition "F" of Resolution No. 2044 stated that the entry canopy shall be lowered to just above the door or to the first eyebrow (that is presently shown below the entry canopy). The applicant has also now met this condition.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggested conditions of approval and/or comments on the latest plans dated May 16th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by American Building Engineers dated May 16th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.

AGENDA ITEM REPORT

June 21, 2016

ITEM NUMBER: 5.

ITEM: Request for approval for a revision for "KAI / Bay Harbor Residences" located at 9940 W. Bay Harbor Drive 16-18 of Block 3. The Developer has requested to modify some of the plans after the initial approval from Planning and Zoning. Several modifications have been requested for PZB re-approval. Enclosed please find the approved and proposed site plan and elevations. (Item #5)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Siegel, Town Clerk
Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	KAIRevisions6.21.16.pdf
2.	KAI Narrative	KAINarrative.pdf
3.	KAI Wall Mount System	KAIWallMountSystem.pdf
4.	Staff Report	BHI PZB Staff Report Kai Revisions June 15 2016.pdf
5.	Staff Pictures	BHI PZB Agenda Backup Kai Rev June 15 2016.pdf



2 APPROVED - SITE PLAN
SCALE : N.T.S



1 PROPOSED - SITE PLAN
SCALE : N.T.S



3046.000
9940 W BAY HARBOR DRIVE
EAST BAY HARBOR ISLAND, FL 33154
BRICK O. REAL ESTATE
1545 NE 207TH ST., Aventura - FL 33160

ARCHITECT OF RECORD
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CIVIL ENGINEER:

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

CONSULTANT:

SEAL / SIGNATURE / DATE

AR05074

SITE PLAN APPROVAL

OFFICE REGISTRATION # AA 000485

Date: 12/18/12 Revision:

Issue #	Issue Date / For
1	11.07.12 / DRC
2	11.27.12 / DRC
3	12.06.12 / PLANNING AND ZONING REVIEW BOARD
5	8.21.15 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 3046.00
Drawn by: RAF
Approved by:

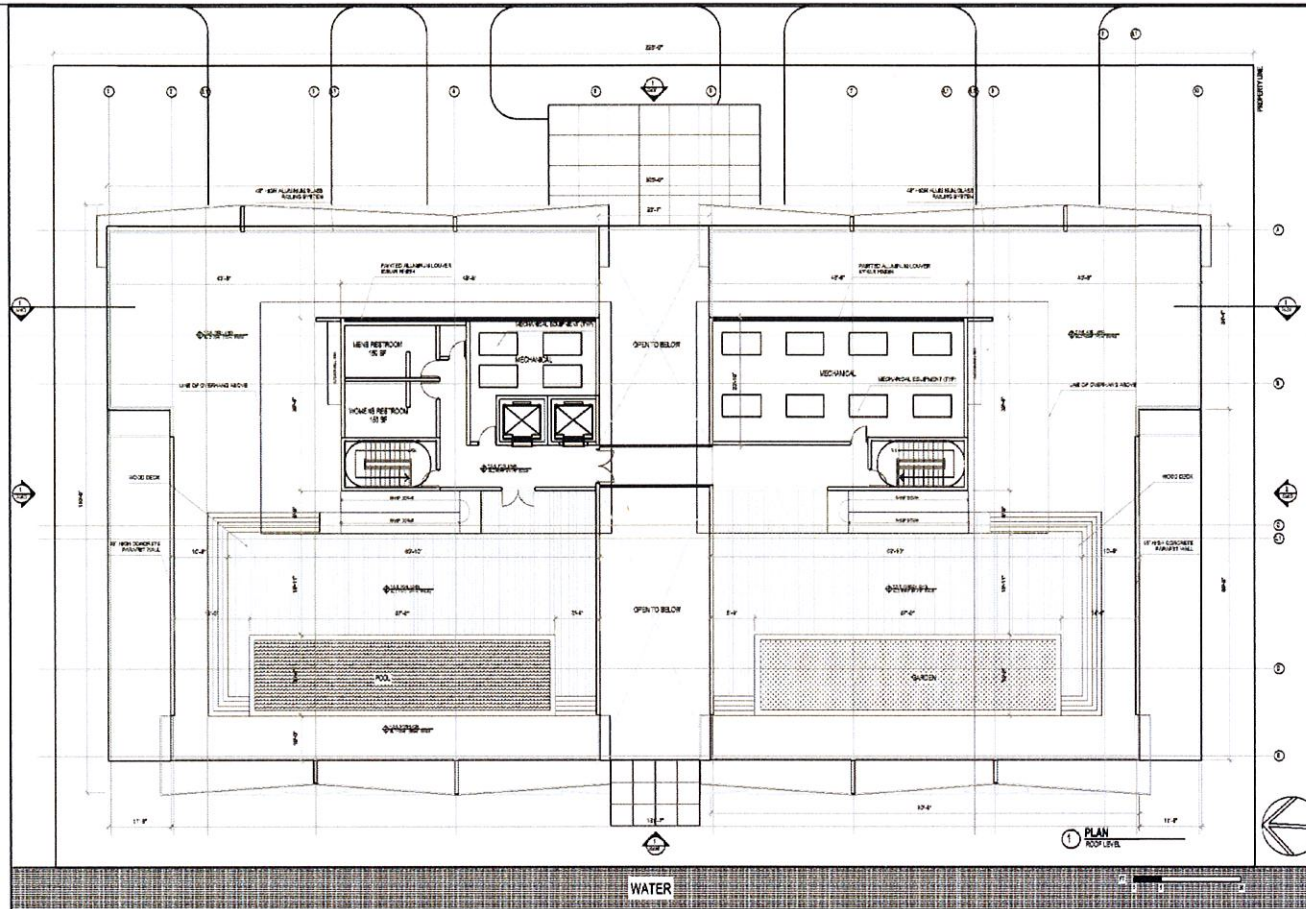
SHEET INDEX

SITE PLAN
COMPARISON

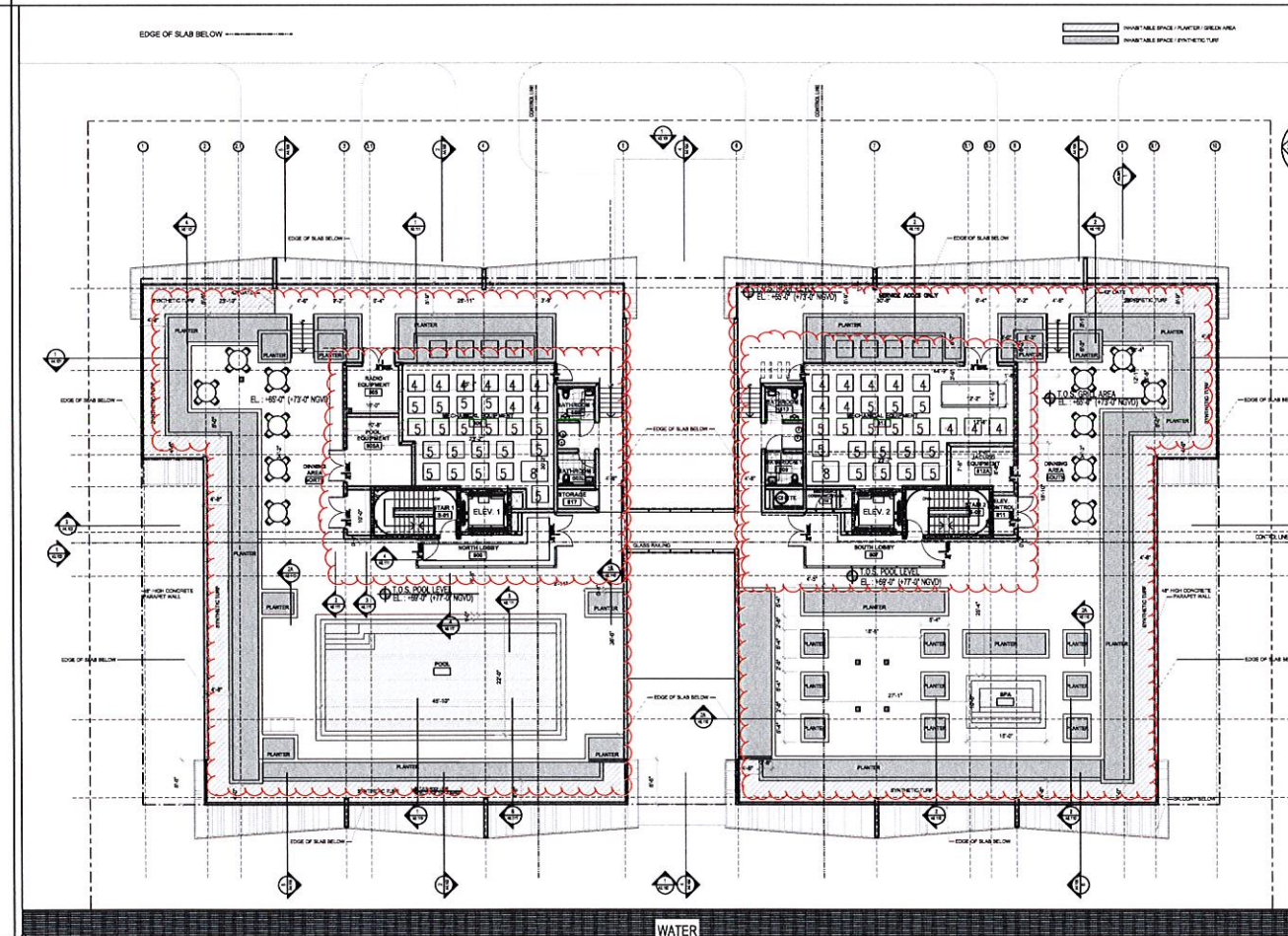
SCALE: N.T.S

A0.002

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APPROVED 12/18/12
 2 ROOF LEVEL PLAN
 WEST ELEVATION 1/8" = 1'-0"
 A1.006



1 PROPOSED
 POOL LEVEL PLAN
 WEST ELEVATION 1/16" = 1'-0"



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STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

CONSULTANT:

SEAL / SIGNATURE / DATE
 AR95074

SITE PLAN APPROVAL

OFFICE REGISTRATION: AA C000465

Date Revision

Issue	Date / For
1	11.07.12 / DRC
2	11.27.12 / DRC
3	12.06.12 / PLANNING AND ZONING REVIEW BOARD
5	8.21.16 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 3046.00
 Drawn by: RAF
 Approved by:

SHEET INDEX

POOL LEVEL PLAN
 COMPARISON

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

A1.007
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APPROVED 12/1
ELEVATION
WEST ELEVATION N.T.S.
2
0 5 10 20



**PROPOSED
ELEVATION**

1 WEST ELEVATION N.T.S.

0 5 10 20



3046.000
9940 W BAY HARBOR DRIVE
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BRICK O. REAL ESTATE
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M.E.P. ENGINEER:

CONSULTANT:

SEAL / SIGNATURE / DATE

OSCAR E. JURADO

二

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C00845

Date Revision

Issue #	Issue Date / For
1	11.07.12 / DRC
2	11.27.12 / DRC
3	12.06.12 / PLANNING AND ZONING REVIEW BOARD
5	6.21.16 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 3046.00
 Drawn by: RAF
 Approved by:

SHEET INDEX

WEST ELEVATION COMPARISON

SCALE: N.T.S

A3.001

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APPROVED 12/18/12
ELEVATION
EAST ELEVATION N.T.S.



PROPOSED
ELEVATION
EAST ELEVATION N.T.S.



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CONSULTANT:
SEAL / SIGNATURE / DATE
ALONSO E. JURADO
AR95074

SITE PLAN APPROVAL
OFFICE REGISTRATION # AA E000465
Date Revision
Issue # Issue Date / For
1 11.07.12 / DRC
2 11.27.12 / DRC
3 12.06.12 / PLANNING AND ZONING REVIEW BOARD
5 8.21.15 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 3046.00
Drawn by: RAF
Approved by:

SHEET INDEX
EAST ELEVATION
COMPARISON
SCALE: N.T.S.

A3.002
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APPROVED
ELEVATION
2 SOUTH ELEVATION N.T.S.



**PROPOSED
ELEVATION**
1 SOUTH ELEVATION N.T.S



3046.000
9940 W BAY HARBOR DRIVE
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CONSTRUCTION: CONSTRUCTION MANAGEMENT
MANAGED BY: CONSTRUCTION MANAGEMENT

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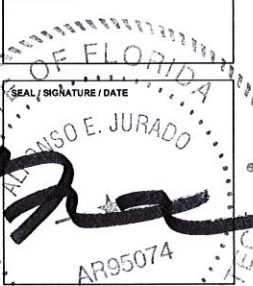
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STRUCTURAL ENGINEER:

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CONSULTANT:



SITE PLAN APPROVAL
OFFICE REGISTRATION #: AAC000485

[illegible]

Issue #	Issue Date / For
1	11.07.12 / DRC
2	11.27.12 / DRC
3	12.06.12 / PLANNING AND ZONING REVIEW BOARD
5	6.21.16 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 3046.00
 Drawn by: RAF
 Approved by:

SHEET INDEX

SOUTH ELEVATION
COMPARISON

SCALE: N.T.S

A3.004



APPROVED
RENDERING
N.T.S

12/15/12



PROPOSED
RENDERING
N.T.S



3046.000
5940 W BAY HARBOR DRIVE
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CONSULTANT:

SEAL / SIGNATURE / DATE

AR95074

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date Revision

GENERAL NOTES

- These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
- The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
- The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
- Construction shall comply with all local building codes.
- All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
- If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.
- An independent commissioning agent has been retained to ensure that this project is completed according to owner requirements. Commissioned systems shall include HVAC, Lighting/Lighting Control, and Domestic Hot Water. All contractors with scope for these systems shall be responsible for carrying out testing activities as directed by commissioning agent. See the project commissioning plan for further information.

GENERAL GRADING NOTES

- All grading information is intended for aesthetic purposes and to show relationship only. For detailed grading information see Civil Engineers drawings.
- Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
- Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
- Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
- All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL LANDSCAPE NOTES

- The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
- The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
- Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
- Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
- The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
- Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
- Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
- Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative and Town prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by Miami Dade County.
- Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
- Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
- Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
- Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CONT'D

- Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
- Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
- Trees grown in grow bags or grow bag type material are not allowed.
- All planting materials shall meet or exceed local requirements as specified by local plant standards.
- All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
- The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- Plant size specifications take precedence over container size.
- Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
- All plant material shall be graded Florida #1 or better. Unless otherwise noted.

SOIL PREPARATION AND SOIL MIX

- All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
 - Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
 - Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
 - Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
 - Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.
- The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

- Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be 'mounded' or 'raised', the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.
- Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.
- Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.
- Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

PLANTING SPECIFICATIONS

- The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
- All trees must be guyed or staked as shown in details.
- When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
- Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
- Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
- Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.
- Substantial completion constitutes the beginning of guarantee period.
- Contractor to replace rejected plant within two (2) weeks of notice.
- Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
- Xeriscaping principles as outlined in the South Florida Water Management District Xeriscaping Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

- DRAWING NUMBERING SYSTEM
THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:



- DRAWING GROUP
LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

L1-0 = GENERAL
L1-1 = PLANS
L1-2 = ELEVATIONS
L1-3 = SECTIONS
L1-4 = ENLARGEMENTS
L1-5 = DETAILS

- SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 00 TO 99.

- DRAWING NUMBER EXAMPLES:

L1-100 SITE PLAN

SYMBOLS

NORTH ARROW



SECTION KEY



ENLARGED PLAN REFERENCE KEY



SHEET DETAIL REFERENCE KEY



TREE REFERENCE KEY



HARDSCAPE PRODUCT REFERENCE KEY



LEVEL MARK - PLANS



LEVEL MARK - SECTIONS/ELEVATIONS
FEL = FINISH FLOOR LEVEL
FGL = FINISH GROUND LEVEL



BAY HARBOR ISLANDS LANDSCAPE LEGEND

Site Address: 9940 West Bay Harbor Drive
Zoning District: RM-1 Net Lot Area: 0.77 acres 33,750 square feet

A. OPEN SPACE

Square feet of open space required by Section 23-11, as indicated on site plan: 6,750
Net lot Area = 33,750 s.f. x 20 % = 6,750 s.f. REQUIRED 6,750 PROVIDED 7,359

B. LAWN AREA CALCULATION

Maximum lawn area (MDC 18A) permitted = 60 % x 6,750 square feet 4,050 0

C. SHADE TREES REQUIRED

- Number of trees required per net lot acre:
= 28 trees x net lot acreage = 22 76
Provided = (45 Palm trees / 3) + 54 Shade trees + 7 Street trees
- Percentage of native trees required = the number of trees provided x 50% = 11 54
- Number of different required tree species (Sec. 24-16(a)(2)) = 6 10
- Size of tree species in relationship to building height (Sec. 24-16(a)(2)):

No. Stories	Min. Height (ft.)	Min. Spread (ft.)
5 plus	25% min. req.	5
	50% 16-18	7
	25% 18-20	8
No. Stories	Palm Height (ft.)	
5 plus	14-18	
	22-28	
	22-28	

D. SHRUBS REQUIRED

- The total number of trees required x 10 = the number of shrubs required 220 303
- The number of shrubs required x 30% = the number of native shrubs required 66 159
- The number of shrubs required x 50% = Drought tolerant and low maintenance shrubs required 110 159

E. PARKING LOT LANDSCAPING

- The number of parking spaces 6 x 10 s.f. per parking space = 60 1650

F. STREET TREES

- The linear feet of street frontage: 225 / 35' average tree spacing = 6 7

G. PERVIOUS AREA

Pervious area: 7,359 s.f. / 33,750 s.f. = 22% Pervious Area 78% Impervious Area 7,359



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9540 W. BAY HARBOR DRIVE
BRICK O. REAL ESTATE
2545 NE 20th Street, Aventura, FL 33180

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STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

CONSULTANT:

CONSULTANT:

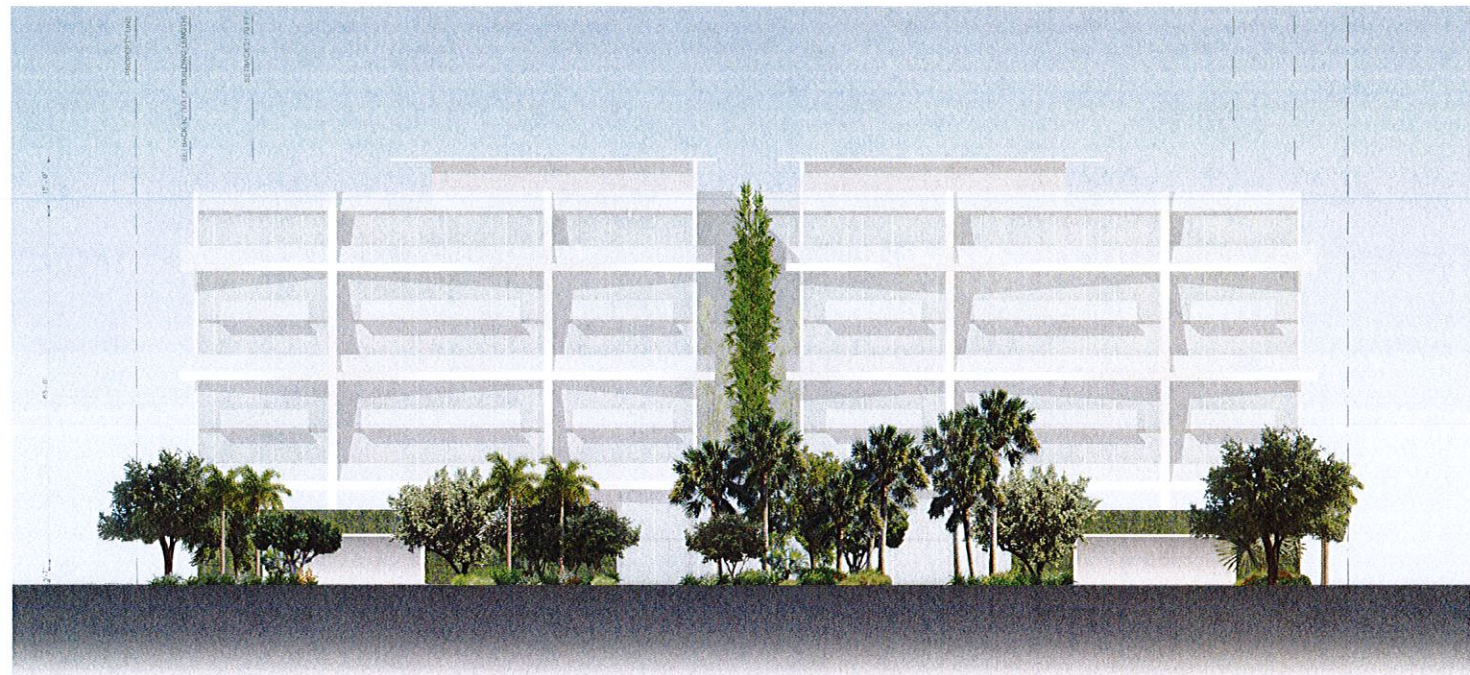


OFFICE REGISTRATION # BA 000005

Issue # Issue Date / For



③ NORTH ELEVATION
SCALE: N.T.S.



① EAST ELEVATION
SCALE: N.T.S.



④ SOUTH ELEVATION
SCALE: N.T.S.



② WEST ELEVATION
SCALE: N.T.S.

3046 000
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STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

CONSULTANT:



OFFICE REGISTRATION #: AA C000465

Date # Revision

Issue #	Issue Date / For
1	11.07.12 / DRC
2	11.27.12 / DRC
3	12.06.12 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 6083

Drawn by: RAF

Approved by:

SHEET INDEX

RENDERED ELEVATIONS

SCALE:

L1-002

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APPROVED
12/13/12

HARDSCAPE SCHEDULE

06 WOOD, PLASTICS, AND COMPOSITES				
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	06-04	ITEM: Pedestrian Paver Edge Restraint CODE: 06-04 APPLICATION: E-W pedestrian paths FINISH: N/A MANUFACTURER: TBD	2,546 lf	10/L5-110
32 EXTERIOR IMPROVEMENTS				
SYMBOL		DESCRIPTION	QTY	DETAIL
	32-10-1	ITEM: Green Screen CODE: 32-10-01 APPLICATION: Ground Level Facade FINISH: Powder Coated Black MANUFACTURER: Green Screen CONTACT NAME: Joanne Gulliksen CONTACT PH: 305.207.6654 CONTACT E-MAIL: joanne@repsservices.com	610 lf	1-3/L5-111
	32-31-00	ITEM: Metal Picket Fence CODE: 32-31-00 APPLICATION: North and South Property Lines FINISH: Aluminum MANUFACTURER: T.B.D. CONTACT NAME: CONTACT PH: CONTACT E-MAIL:	197 lf	5/L5-110
Wood Decking				
SYMBOL		DESCRIPTION	QTY	DETAIL
	06-15-16	ITEM: IPE Hardwood Decking, 1"x5-1/2" CODE: 06-15-16 APPLICATION: Baywalk & Rooftop Garden & BBQ Area FINISH: unfinished MANUFACTURER: T.B.D. CONTACT NAME: CONTACT PH: CONTACT E-MAIL:	1,064 sf	8/L5-110
32 EXTERIOR IMPROVEMENTS				
SYMBOL		DESCRIPTION	QTY	DETAIL
	32-12-01	ITEM: Polished Grey Riverstone CODE: 32-12-01 APPLICATION: Mulch in entry planter	204 sf	
	32-12-43	ITEM: Grasspave2 CODE: 32-12-43 APPLICATION: Firelane	693 sf	3/L5-115
	32-13-13	ITEM: Grey Concrete Pavement CODE: 32-13-13 APPLICATION: Utility access path	206 sf	
	32-14-13	ITEM: 4x4x4" Antiqued Concrete Paver CODE: 32-14-13 APPLICATION: Vehicular paving COLOR: White Oak MANUFACTURER: Tremron CONTACT NAME: Leonardo Salcedo CONTACT PH: (305) 481-1788 CONTACT E-MAIL: lsalcedo@tremron.com	992 sf	2&10/L5-110
	32-14-132	ITEM: 4x4x4" Antiqued Concrete Paver CODE: 32-14-132 APPLICATION: Vehicular paving COLOR: Granite Grey & Glacier White Color Blend (Vehicular) MANUFACTURER: Tremron CONTACT NAME: Leonardo Salcedo CONTACT PH: (305) 481-1788 CONTACT E-MAIL: lsalcedo@tremron.com	4,931 sf	1/L5-110
	32-91-13	ITEM: Melaleuca Mulching- 3 inch layer CODE: 32-91-13 APPLICATION: All planters FINISH: n/a	5,497 sf	
SITE FURNISHINGS				
SYMBOL		DESCRIPTION	QTY	DETAIL
	S-101-01	ITEM: Bench CODE: S-101-01 APPLICATION: Baywalk COLOR: MANUFACTURER: To be chosen by owner	4	

NO LONGER IN USE

SHRUB AND GROUND COVER PLANT SCHEDULE

SHRUBS							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	NATIVE	DROUGHT TOL.
AD	1	Acrostichum danefolium	Leather Fern	48"	48"	Y	
AB	2	Aechmea blanchetiana	Orange Bromeliad	24"	24"	N	Y
BO	6	Bambusa oldhamii	Giant Timber Bamboo	4'	20'	N	N
LE2	10	Coccoloba uvifera	Black Runner	36"		N	
DJ	5	Dracaena deremensis 'Janet Craig'	Janet Craig Dracaena	15"	20"	N	
MD	49	Monstera deliciosa	Split-Leaf Philodendron	24'-42"	36'-42"	N	Y
NE	43	Nephrolepis exaltata	Boston Fern	12"	18"	Y	
PX	4	Philodendron x vanadu	Philodendron	18"	36'-42"	N	
SR2	4	Strelitzia reginae	Bird Of Paradise	36"	24"	N	
TF	150	Tripsacum floridana	Dwarf Fakahatchee Grass	18"	18"	Y	Y
YA	2	Yucca aloifolia	Aloe Yucca	18"	18"	Y	
SHRUBS - WOODY							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	NATIVE	DROUGHT TOL.
CP	2	Chiococca alba	Common Snowberry	36"	36"	Y	
CI	3	Chrysobalanus icaco	Coco Plum	36"	36"	Y	
CH	6	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	36"	36"	Y	
CR2	18	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	4'-5'	48"	Y	
CS2	1	Conocarpus erectus sericeus	Silver Button Wood	5'-6'	4'-6'	Y	
DE	2	Dioon edule	Mexican Cycad	48"	48"	N	
FS2	6	Forestiera segregata	Florida Privet	36"	36"	Y	
HF	25	Hamelia patens	Fire Bush	48"	48"	Y	
SP	7	Serenoa repens	Saw Palmetto	36"	36'-42"	Y	
ZP	91	Zamia pumila	Coontie	24"	24"	N	Y
VINE/ESPALIER							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	NATIVE	DROUGHT TOL.
BS2	22	Bougainvillea x 'Southern Rose'	Southern Rose Bougainvillea on 32x72" Trellis	3' OA	36'-42"	N	Y
TS2	110	Thunbergia grandiflora 'Blue Sky'	Blue Sky Flower	3' OA			
TS	7	Trachelospermum jasminoides 'Star'	Star Jasmine	3' OA			
SHRUB AREAS							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD (IN.)	HEIGHT	NATIVE	SPACING (IN.)
CAS	92	Crinum americanum	Seven Sisters	24"	24"	Y	24" o.c.
EL	133	Emodea littoralis	Golden Creeper	12"	12"		12" o.c.
NE2	173	Nephrolepis exaltata	Boston Fern	18"	18"	Y	18" o.c.
PO	57	Peperomia obtusifolia	Baby Rubber Plant	8"	10"	Y	8" o.c.
PL	81	Philodendron x 'Burle Marx'	Philodendron	18"	18"	N	20" o.c.
SHRUB AREAS - WOODY							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD (IN.)	HEIGHT	NATIVE	SPACING (IN.)
FG	142	Ficus microcarpa 'Green Island'	Green Island Ficus	18"	18"	N	18" o.c.
GROUND COVERS							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	NATIVE	SPACING
AE	531	Arachis glabrata	Perennial Peanut	LN	1'-1/2" - 3'	N	12" o.c.
ZG	1,775 sf	Zoysia empire	Zoysia Grass	sod			

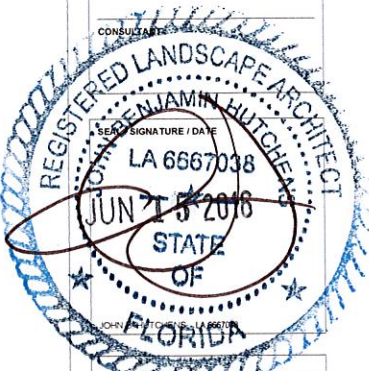
Luminaire Schedule				
Label	Qty	Description	LLF	Lum. Lumens
SA	5	GLEON-AE-01-LED-E1-SL4 / WALL MTD AT 12" AFG	0.900	5105
SB	19	ARTEMIDE# HILO FLOOR 10W LED BOLLARD	0.900	1209
SC	14	COOPER# 10LED5741 / TREE UPLIGHT	0.900	265
SD	8	COOPER# 10LED5741 / TREE DOWNLIGHT	0.900	265
SE	4	LIGMAN LTG#NE-60832-W-40 / DRIVE OVER LIGHTING	0.900	107
SF	9	LIGMAN LTG# RECESSED PATH LIGHTING	0.900	107
SG	1	COOPER# E301B1LED / SIGN LIGHTING	0.900	1209
SH	23	COOPER# 0.03.1.3KHO.55.1.06.2 / HANDRAIL	0.900	512

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG WALKWAYS	Illuminance	Fc	3.26	7.1	1.1	2.96	6.45
PARKING AREAS	Illuminance	Fc	3.01	7.1	0.2	15.05	35.50
RAMP AREA	Illuminance	Fc	16.82	21.4	11.4	1.48	1.88

TREE SCHEDULE

TREES									
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	DBH	DROUGHT TOL.	
CU	10	Coccoloba uvifera	Sea Grape	18'	8'	Y	4"	Y	
CS	14	Conocarpus erectus sericeus	Silver Button Wood	16'	7'	Y	3"	Y	
EA2	12	Eugenia axillaris	White Stopper	12'	5'	Y	2.5"	Moderate	
ER	11	Eugenia rhombea	Red Stopper	12'	5'	Y	2.5"	Y	
	7	Street Tree	According to City of Bay Harbor Islands	15'	6'	Y	4"	Y	
PALM TREES									
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	DBH	DROUGHT TOL.	
PS	11	Pseudophoenix sargentii	Buccaneer Palm	8' OA		Y		Y	
RE	9	Roystonea elata	Florida Royal Palm	22'		Y		Moderate	
SS2	36	Sabal palmetto	Cabbage Palmetto	15'-35'		Y		Y	
	13	Thrinax radiata	Florida Thatch Palm	6'-8'		Y		Y	
SMALL TREES									
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	DBH	DROUGHT TOL.	
MF	7	Myrcianthes fragrans	Simpson's Stopper	12'	5'	Y	2.5"	Y	

PLEASE REFER TO L1-120 & L1-130
FOR APPROVED SCHEDULES



SITE PLAN APPROVAL

OFFICE REGISTRATION # AA C000485
Issue # Issue Date / For

Project No.: 6084
Drawn by: KWW/JCG
Approved by: BH

SHEET INDEX

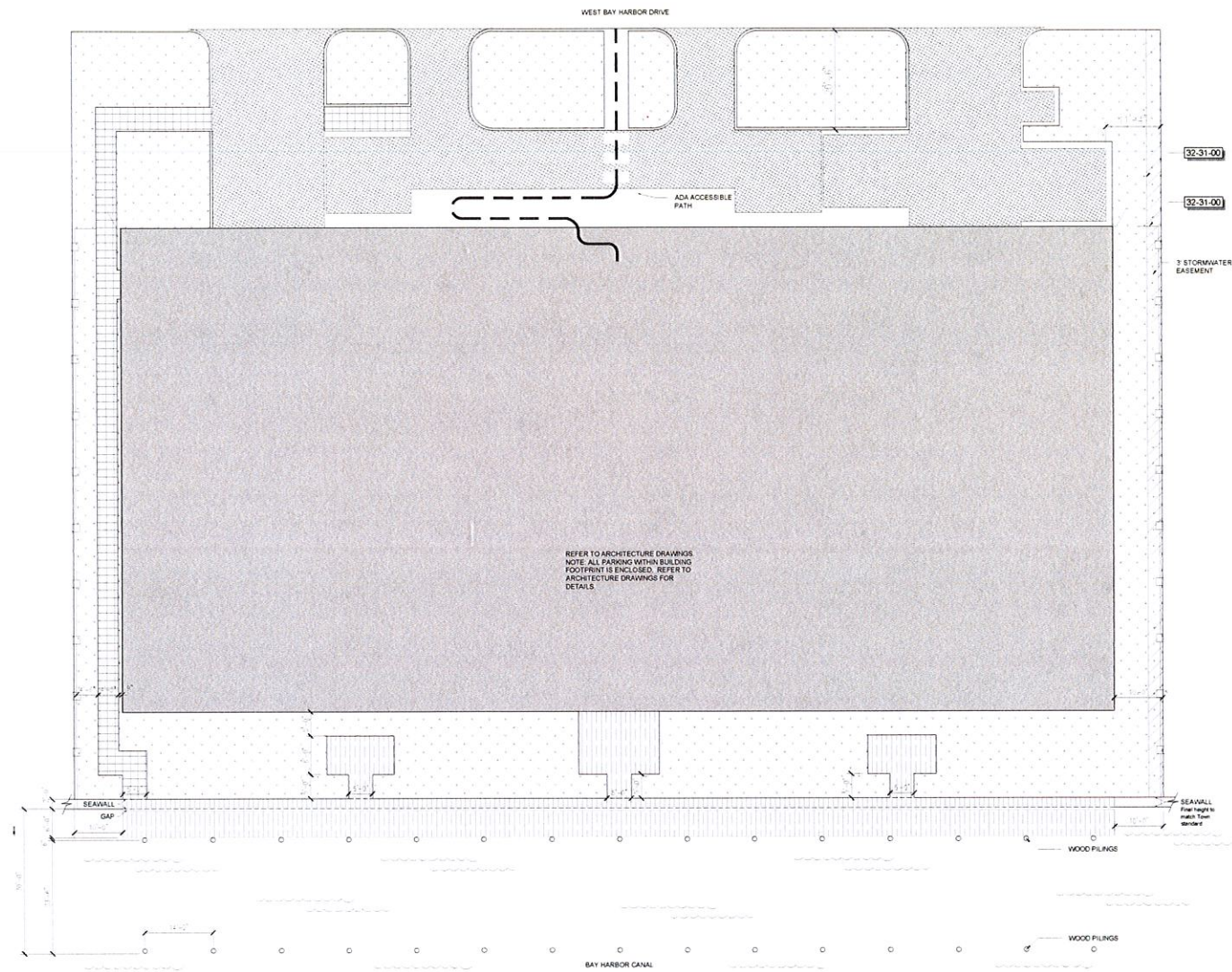
LEVEL 01 SCHEDULES

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

L1-100

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PROPOSED



1 HARDSCAPE PLAN
SCALE: 1/16" = 1'

SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-31-00	Metal picket fence	269 lf	
SYMBOL	DESCRIPTION	QTY	DETAIL
	Wood Decking		
	Wood dock- extending over seawall	1,952 sf	
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	Unit Paving-Precast Concrete Unit Paving-Pedestrian	861 sf	
	Unit Paving- Precast Concrete Unit Paving-Vehicular	4,401 sf	
	Mulching- 3 inch mulch layer in all planting beds	8,447 sf	

--- ADA Accessible path from Interior to Town right of way

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9640 W BAY HARBOR DRIVE
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2545 NE 20TH ST - Aventura - FL 33160

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M.E.P. ENGINEER:

CONSULTANT:



OFFICE REGISTRATION # AA 600468
Date: 11/07/12 Revision:

Issue #	Issue Date / For
1	11.07.12 / DRC
2	11.27.12 / DRC
3	12.06.12 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 6083
Drawn by: RAF
Approved by:

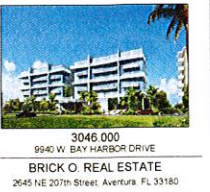
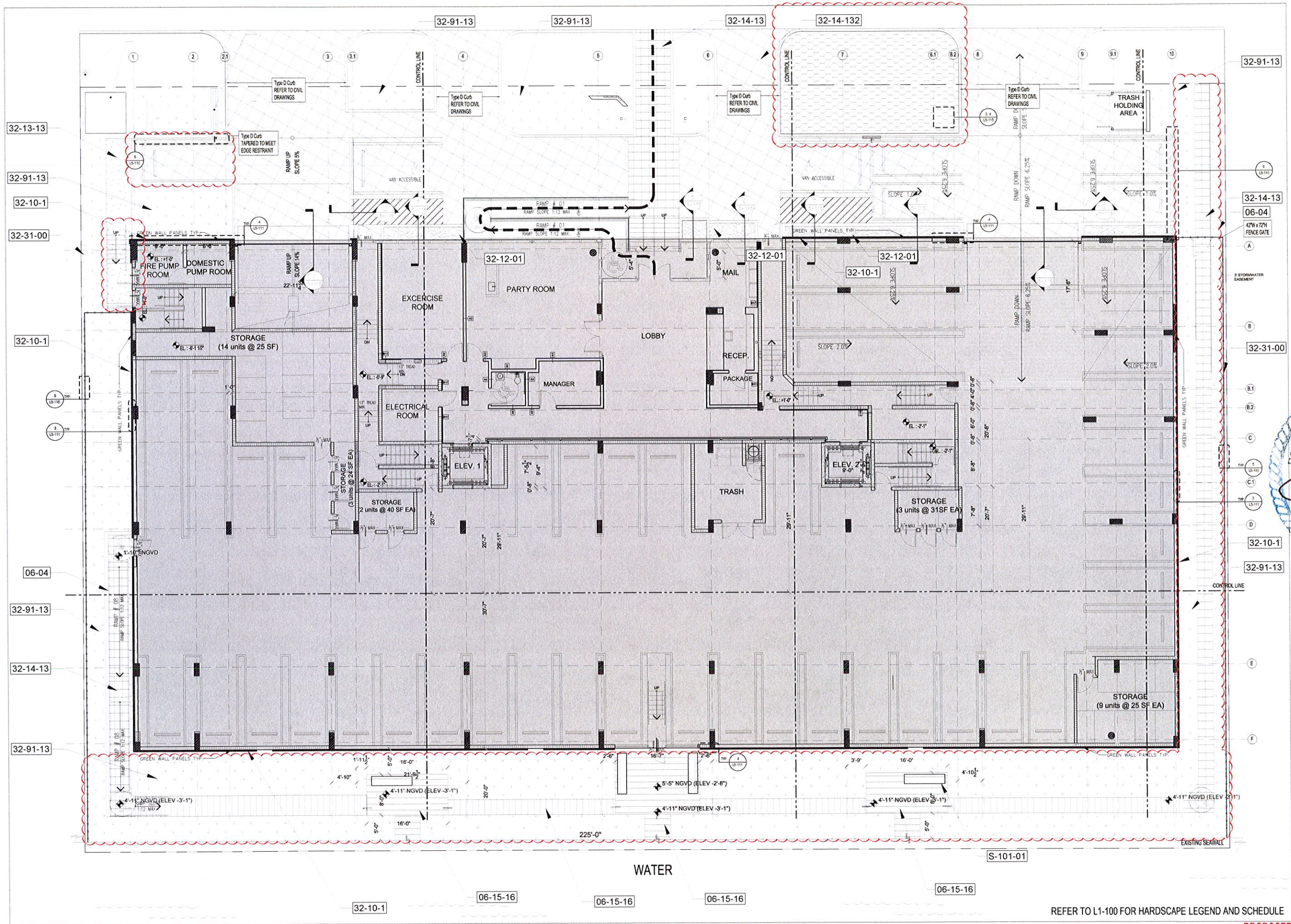
SHEET INDEX
HARDSCAPE PLAN

SCALE:

L1-110

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12/18/12



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OFFICE REGISTRATION # AA C000465
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Project No.: 6084
Drawn by: KWIJCG
Approved by: BH

SHEET INDEX

LEVEL 1
HARDSCAPE PLAN

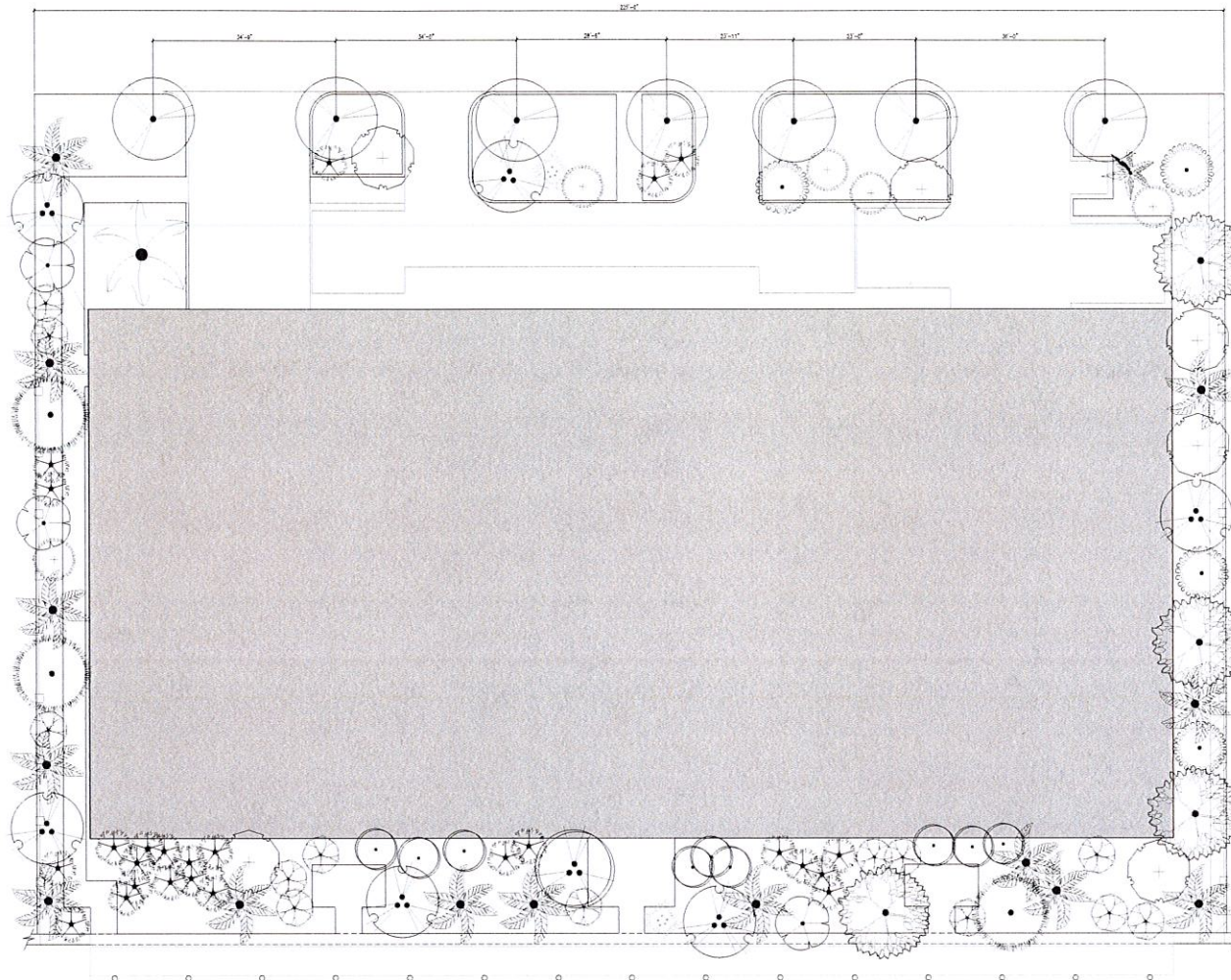
SCALE: 1/8" = 1'-0"

L1-110

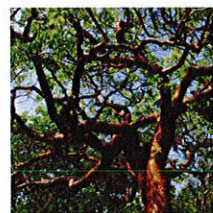
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REFER TO L1-100 FOR HARDSCAPE LEGEND AND SCHEDULE

PROPOSED



1 PROPOSED TREE PLANTING
SCALE: 1/16" = 1'



Bursera simaruba



Chrysophyllum oliviforme



Cocoloba diversifolia



Cocoloba uvifera



Cordia sebestena



Conocarpus erectus sericeus



Bismarckia nobilis



Livistona chinensis



Phoenix roebelenii



Roystonea



Sabal Palmetto



Strelitzia reginae



Myrcianthes fragrans



Quercus virginiana



Simarouba glauca

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	DBH	DROUGHT TOL
	BS	6	Bursera simaruba Multi-trunk Specimen	Gumbo Limbo	18'	8'	Y	2.5"	Y
	CO	5	Chrysophyllum oliviforme	Satinleaf	16'	5'	Y	2.5"	Y
	CD	1	Coccoloba diversifolia	Pigeon Plum	16'	10'	Y	2.5"	Y
	CU	3	Coccoloba uvifera min 4' CT	Sea Grape	16'	12'	Y	2.5"	Y
	CS	6	Conocarpus erectus sericeus Multi-Trunk, min. 4' CT	Silver Button Wood	12'	5'	Y	2.5"	Y
	CB2	3	Cordia sebestena	Orange Geiger Tree	18'	10'	Y	2.5"	Y
	QV	4	Quercus virginiana Ranch form, Multi-trunk	Southern Live Oak	16'	12'-15'	Y	2.5"	Y
	SG	4	Simarouba glauca	Paradise Tree	16'	8'	Y	2.5"	Y
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	DBH	DROUGHT TOL
	BN	1	Bismarckia nobilis	Bismark Palm	15' OA	12'	N	3"	Y
	LC	1	Livistona chinensis	Chinese Fountain Palm	15' OA	10'	N	3"	Y
	RE	14	Roystonea elata	Florida Royal Palm	22'	12'	Y	3"	Moderate
	SS2	26	Sabal palmetto Character Palm	Cabbage Palmetto	22'	7'	Y	3"	Y
SMALL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	DBH	DROUGHT TOL
	MF	13	Myrcianthes fragrans	Simpson's Stopper	12'	7'	Y	1.5"	Y
	PM	2	Phoenix roebelenii multi-trunk	Pigmy Date Palm Multi-Trunk	5' - 8'	8'	N	3"	Y
	SR4	9	Strelitzia reginae Cluster palms of varying heights as shown	Bird Of Paradise	10'	10'	N	1.5"	N

STREET TREE									
Species T.B.D. per Bay Harbor Island masterplan. Minimum criteria: 15' tall, 6" clear, 2 1/2" caliper.									

NOTE: * INDICATES SPECIES WHICH ARE CURRENTLY ON SITE. THESE MAY BE RELOCATED AND REUSED ON-SITE PENDING ARBORIST REPORT. PROJECT WILL BE SUBMITTED TO M.D.C. FOR TREE ORDINANCE COMPLIANCE PENDING COMPLETE TREE SURVEY AND REPORT.

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CONSULTANT:



OFFICE REGISTRATION # AA C000465

Date # Revision

Issue #	Issue Date / For
1	11.07.12 / DRC
2	11.27.12 / DRC
3	12.06.12 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 6083
Drawn by: RAF
Approved by:

SHEET INDEX

PROPOSED TREE PLANTING
PLAN

SCALE:

L1-120

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12/18/12



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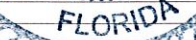
CIVIL ENGINEER :

STRUCTURAL ENGINEER :

E.P. ENGINEER :

CONSULTANT :

CONSULTANT : J. J. J. J.



SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Issue #	Issue Date / For
---------	------------------

Project No.: 6063
Drawn by: KW/JCG
Approved by: BH

SHEET INDEX

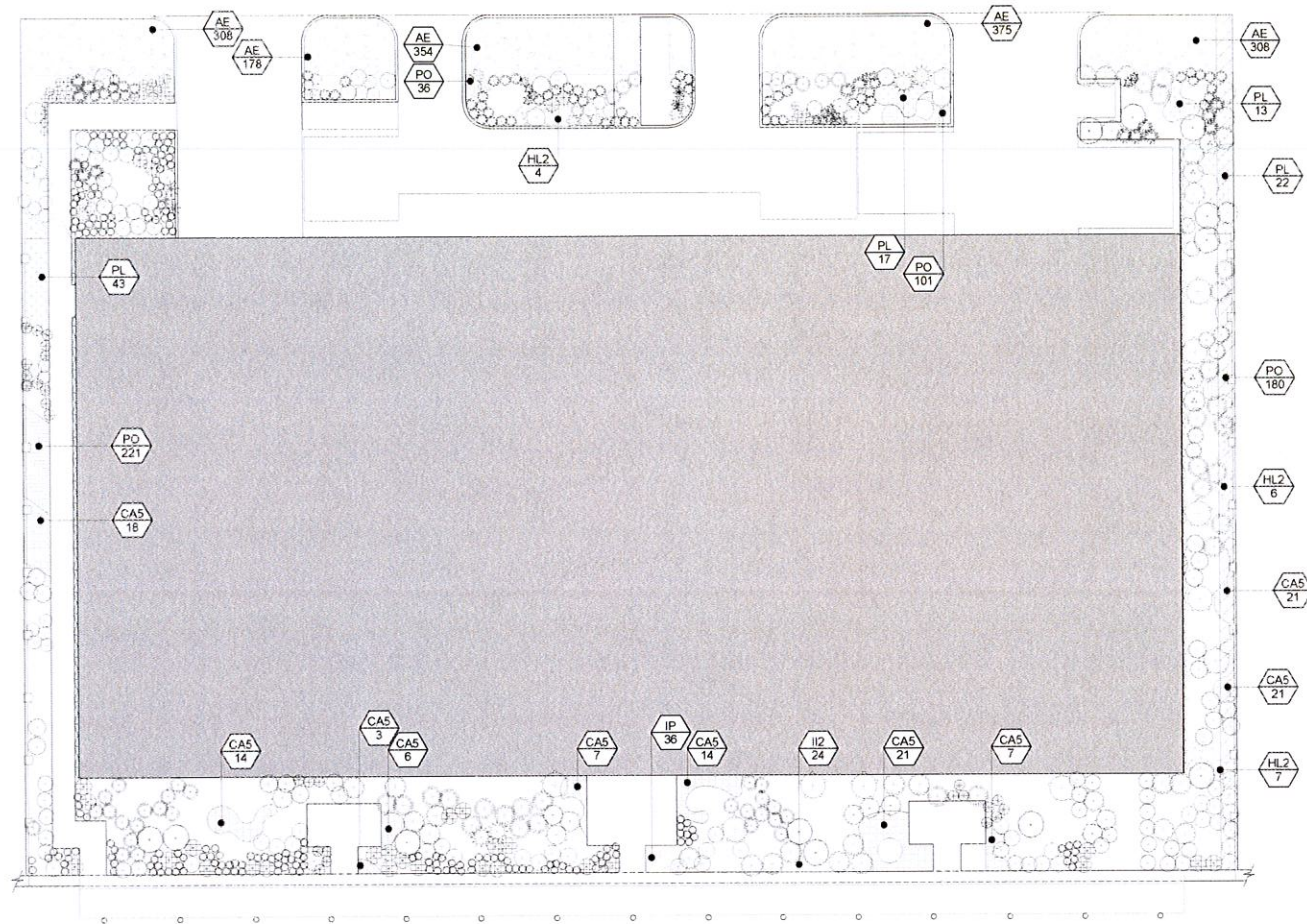
LEVEL 1
TREE PLANTING PLAN

TABLE 1. Continued.

L1-120

REFER TO L1-100 FOR TREE LEGEND AND SCHEDULE

PROPOSED



1 PROPOSED SHRUBS PLANTING PLAN
SCALE: 1/16" = 1'



PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	NATIVE
	AD	3	Acrostichum danefolium	Leather Fern	48"	48"	Y
	AB	15	Aechmea blanchetiana	Orange Bromeliad	24"	24"	N
	AC	3	Agave celsii 'Nova'	Century Plant	30"	3'	N
	CM	32	Calathea makoyana	Peacock Plant	18"	18"	N
	CP	11	Chiococca alba	Common Snowberry	36"	36"	Y
	CI	23	Chrysobalanus icaco	Coco Plum	36"	36"	Y
	CH	10	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	36"	36"	Y
	CR2	32	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	4'-5'	48"	Y
	CE2	12	Colocasia esculenta 'Black Runner'	Black Runner Taro	36"		N
	CS2	12	Conocarpus erectus sericeus	Silver Button Wood	5'-6'	4'-6'	Y
	DE	4	Dioon edule	Mexican Cycad	48"	48"	N
	DJ	16	Dracaena deremensis 'Janet Craig'	Janet Craig Dracaena	15"	20"	N
	FS2	4	Forestiera segregata	Florida Privet	8"	3'	Y
	HF	12	Hamelia patens	Fire Bush	48"	48"	Y
	MC	27	Muhlenbergia capillaris	Pink Muhly	24"	20"	Y
	NE	65	Nephrolepis exaltata	Boston Fern	12"	18"	Y
	PX	4	Philodendron x xanadu	Philodendron	18"	36"-42"	N
	SP	26	Serenoa repens	Saw Palmetto	36"	48"	Y
	SR	34	Serenoa repens 'Cinerea'	Silver Saw Palmetto	24"	48"	Y
	SB2	25	Spartina bakeri	Sand Cord Grass	18"	18"	Y
	SP2	182	Spartina patens	Salt Meadow Cord Grass	18"	18"	N
	SR2	2	Strelitzia reginae	Bird Of Paradise	36"	24"	N
	TG	53	Thunbergia grandiflora	Sky Flower	7 gal		N
	TF3	33	Tripsacum dactyloides	Fakahatchee Grass	18"	3'	Y
	TF	51	Tripsacum floridana	Dwarf Fakahatchee Grass	18"	18"	Y
	YA	4	Yucca aloifolia	Aloe Yucca	18"	18"	Y
	ZP	25	Zamia pumila	Coontie	24"	36"	N
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD (IN.)	HEIGHT	NATIVE
	CAS	101	Crinum americanum	Seven Sisters	24" @ 24" oc		Y
	PO	467	Peperomia obtusifolia	Baby Rubber Plant	6" @ 8" oc	24"	Y
	PL	83	Philodendron x 'Burle Marx'	Philodendron	18" @ 20" oc		N
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	NATIVE
	AE	1,566	Arachis glabrata	Perennial Peanut	6" @ 12" oc	6"	N
	HL2	15	Hymenocallis latifolia	Spider Lily	6" @ 36" oc	24"-36"	N
	IL2	24	Ipomoea imperati	Beach Morning Glory	6" @ 12" oc	24"	Y
	IP	55	Ipomoea pes-caprae	Railroad Vine	6" @ 12" oc	36"-48"	Y

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BOBBI MANN ANDERSON

LANDSCAPE ARCHITECT

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CONSULTANT:



OFFICE REGISTRATION # AA 000066

Date # Revision

Issue # Issue Date / For

1 11.07.12 / DRC
2 11.27.12 / DRC
3 12.06.12 / PLANNING AND ZONING REVIEW BOARD

ARQ Project No.: 6083

Drawn by: RAF

Approved by:

SHEET INDEX

PROPOSED SHRUBS
PLANTING PLAN

SCALE:

L1-130

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APPROVED
12/18/12



PROPOSED

P&Z PRESENTATION		06/21/2016 P&Z COMPARISON	ARQUITECTONICA
Job No.:	3046		2900 OAK Avenue
Project:	KAI / BAY HARBOR RESIDENCES		Miami, Florida 33133
Date:	06/09/16		Tel. 305-372-1812
Prepared by:	Jaime Munoz / Alejandro Perez		Fax. 305-372-1175
SHEET#	DESCRIPTION		
	ARCHITECTURE		
1- A0.002	A) PARKING #67 WAS ADDED TO MATCH THAT OFF PARKING 68-73 IN THE FRONT OF BUILDING. B) HANDICAP RAMP WAS ADDED ON THE SOUTH -EAST CORNER, IN ADDITION A WALKWAY CORRIDOR 5' AWAY FROM SEA WALL. C) POOL WAS ENLARGED SLIGHTLY TO COMPLY WITH THE TOTAL UNITS VOLUME OF WATER REQUIRED PER CODE. D) IMPROVEMENT FOR COMMON AREAS AT POOL TERRACE LEVEL.WERE PERFORMEND (ADDITIONA SPA ON SOUTH TOWER, AND LANDSCAPE AROUND). E) ASSESORY STRUCTURAL FOR STAIR AND ELEVATOR WERE MODIFIED ON BOTH SIDES. F) BUILDING SIGNAGED WAS REDESIGN TO MATCH EXTERIOR BUILDING DESIGN.		
2-A1.001	A) PARKING #67 WAS ADDED TO MATCH THAT OFF PARKING 68-73 IN THE FRONT OF BUILDING. B) BUILDING SIGNAGED WAS REDESIGN TO MATCH EXTERIOR BUILDING DESIGN. C) PLANTERS ON THE WEST SIDE WERE MODIFIED. D) HANDICAP RAMP WAS ADDED ON THE SOUTH -EAST CORNER, IN ADDITION A WALKWAY CORRIDOR 5' AWAY FROM SEA WALL.		
3-A1.007	A) ASSESORY STRUCTURAL FOR STAIR AND ELEVATOR WERE MODIFIED ON BOTH SIDES. B) POOL WAS ENLARGED SLIGHTLY TO COMPLY WITH THE TOTAL UNITS VOLUME OF WATER REQUIRED PER CODE. C) SPA WAS ADDED		
4-A3.001	A) ASSESORY STRUCTURAL FOR STAIR AND ELEVATOR WERE MODIFIED ON BOTH SIDES. TO A MAXIMUN HEIGHT OF 85'-0".		
5-A3.002.	A) ASSESORY STRUCTURAL FOR STAIR AND ELEVATOR WERE MODIFIED ON BOTH SIDES. TO A MAXIMUN HEIGHT OF 85'-0". B) PLANTERS WERE ADDED IN THE FRONT OF THE BUILDING. C) STAIR ON THE EAST SIDE WAS ADDED .THE STAIR WILL HAVE LANDSCAPE AROUND TO BLOCK IT FROM EXTERIOR. VIEW.		
6-A3.003.	A) ASSESORY STRUCTURAL FOR STAIR AND ELEVATOR WERE MODIFIED ON BOTH SIDES. TO A MAXIMUN HEIGHT OF 85'-0". B) STAIR ON THE EAST SIDE WAS ADDED .THE STAIR WILL HAVE LANDSCAPE AROUND TO BLOCK IT FROM EXTERIOR. VIEW. C) HANDICAP RAMP WAS ADDED.		
7-A3.004	A) ASSESORY STRUCTURAL FOR STAIR AND ELEVATOR WERE MODIFIED ON BOTH SIDES. TO A MAXIMUN HEIGHT OF 85'-0". B) WEST SIDE CANOPY WAS REDUCED (4'-0"). C) EAST FRONT CANOPY MAINTAIN ORIGINAL 20'-0" DEPTH, CANOPY WITH WAS REDUCED TO 25'-0".		
8-A5.003	A) ASSESORY STRUCTURAL FOR STAIR AND ELEVATOR WERE MODIFIED ON BOTH SIDES. TO A MAXIMUN HEIGHT OF 85'-0". B) MAIN ENTRANCE CANOPY WAS REDUCED IN WIDTH SLIGHTLY. C) LEVEL 3 DIVIDER WAS ADDED.		
9-A6.001	A) BUILDING SIGNAGED WAS REDESIGN TO MATCH EXTERIOR BUILDING DESIGN.		
	LANDSCAPE		
1- L1-001	1 Provided Landscape material has increased.		
2-L1-002	1 Roof top landscaping added 2 Trees at ground removed due to Fire Truck Parking		

3-L1-100

1 Quantities updated as per layout modifications

4-L1-110

- 1 Hardscape changed at East due to Fire Truck parking
- 2 Planting Area was added along the seawall

5-L1-120

- 1 Trees removed at East due to Fire Truck Parking
- 2 Trees added at West due to planter along seawall

6-L1-130

- 1 Shrubs removed at East due to Fire Truck Parking
- 2 Shrubs added at West due to planter along seawall
- 3 Landscape material removed from Town's swale; Only Street Trees and sod.

7-L5-111

1 Green Screen Details added

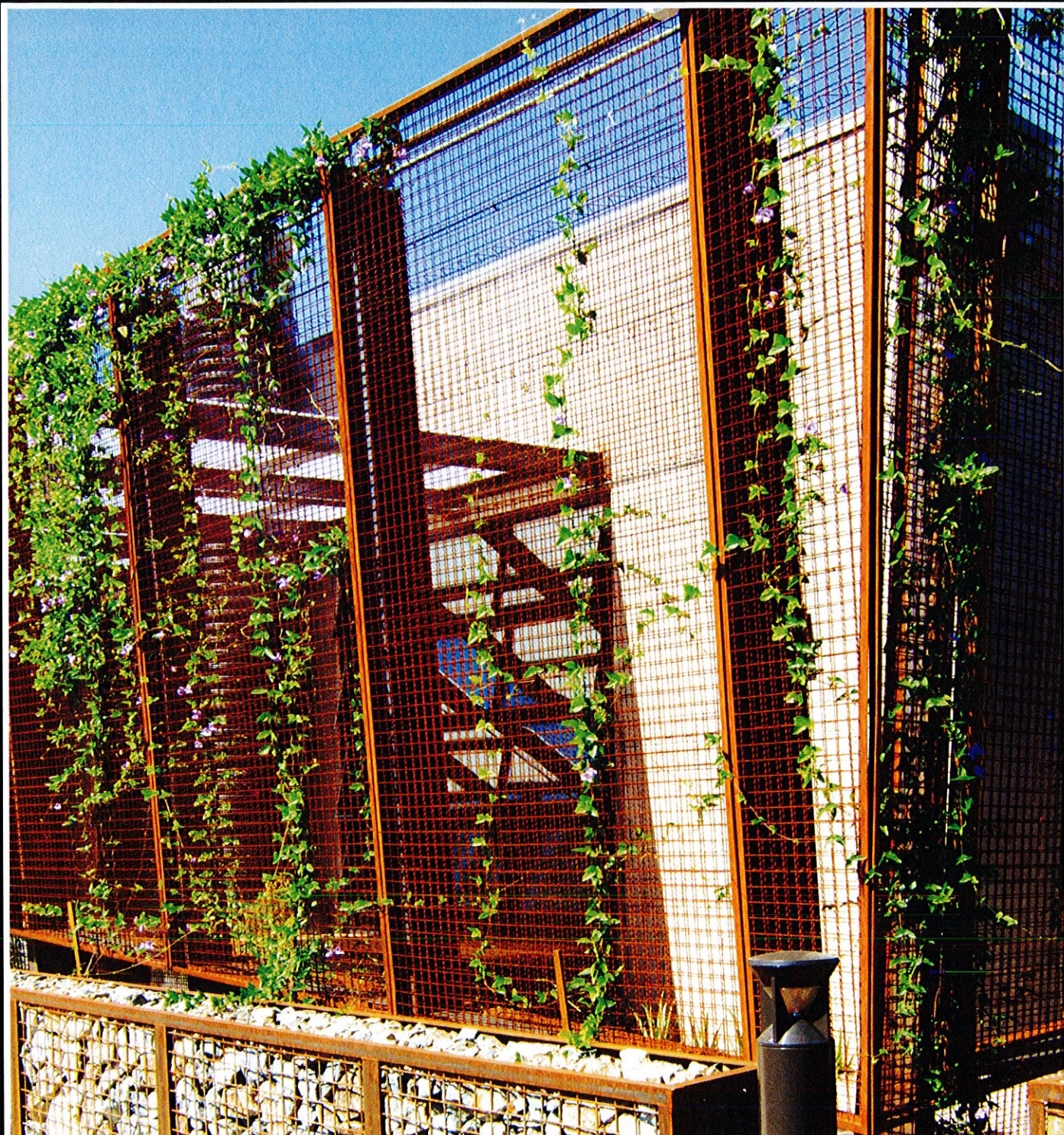
8-L5-120

1 Green Screen Details added

END OF REVISION

McNICHOLS

ECO-MESH® MODULAR SYSTEMS



Inspired to Serve!™

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The Hole Story



Bob McNichols, Founder
(1922 - 1981)

McNICHOLS CO. has grown from a small family business to an industry leader, while the spirit of Founder Bob McNichols lives on.

During his service in World War II, Bob made a solemn vow that if he came out of the war alive, he would

put God first and make Him his partner.

The bombardier of a Boeing B-17 Flying Fortress, Bob was the only member of the plane's nine-man crew to survive an attack by Nazi fighters on October 6, 1944. He spent months in a German prisoner-of-war camp before he and fellow POWs were liberated on May 1, 1945. Bob returned to America and united with his wife, Phyllis, and his six-month-old daughter, Barbara.

Bob began **McNICHOLS** with Phyllis on May 1, 1952.

He trademarked "The Hole Story" as a tribute to the perforated and expanded metal products he carried. The slogan's debut in the **McNICHOLS**® Master Catalog in 1975 initiated a legacy of "Hole" references, such as "Hole Products" and "The Hole Team."

The company suffered the unexpected loss of Bob in 1981. By this time, **McNICHOLS** had built a national base of customers and relocated its headquarters to Tampa, FL, from Cleveland, OH.

Bob's son, Gene, took over leadership and opened a new chapter of "The Hole Story."

In 1990, Gene made "Service, Quality and Performance" **McNICHOLS**' official mission. The words embody the spirit of the organization. They represent the highest level of customer service, quality worthy of the International Organization for Standardization's 9001:2008 Certification, and performance that surpasses customer expectations.

McNICHOLS will celebrate its 63rd anniversary this year. Led by Scott McNichols, President, members of the family's third generation are ready to advance the legacy of their father and grandfather.

Service, Quality and Performance... that's The Hole Story®!

ON THE COVER



CUSTOMER VISION:

DPR Construction intended to convert an old retail space into a modern, sustainable hub for their Phoenix location. DPR chose to find ways to work within the building's shell and conserve energy in the extreme desert climate.

HOLE SOLUTION:

McNICHOLS ECO-MESH® is a signature element of DPR's energy-efficient Phoenix office. Surrounding the building on two sides, **ECO-MESH**® panels ward off the sun and reduce solar heat gain inside. The panels facilitate upward-climbing plants, which provide an additional cooling layer. Durable **ECO-MESH**®

will withstand elements over many years as the plants continue to grow. In front of the panels are **ECO-ROCK**™ boxes containing decorative rock. The building has earned LEED Platinum Certification, Energy Star Certification and Net Zero Energy Building Certification.

**The
Hole
Story**®

McNICHOLS **ECO-MESH** WALL MOUNT SYSTEMS

McNICHOLS ECO-MESH® is a custom modular framework grid typically wall mounted to exterior structures creating aesthetic living green facades. Modular grids are commonly used for screen walls, canopies, arbors, partitions and column covers for exterior and interior applications.

These high quality eco-panels are constructed to accommodate a growing space for various plants and vines. The woven wire mesh flexes to allow for increasing vine load as plants grow, while providing years of beauty and low maintenance.



Exterior Wall Mount in Courtyard

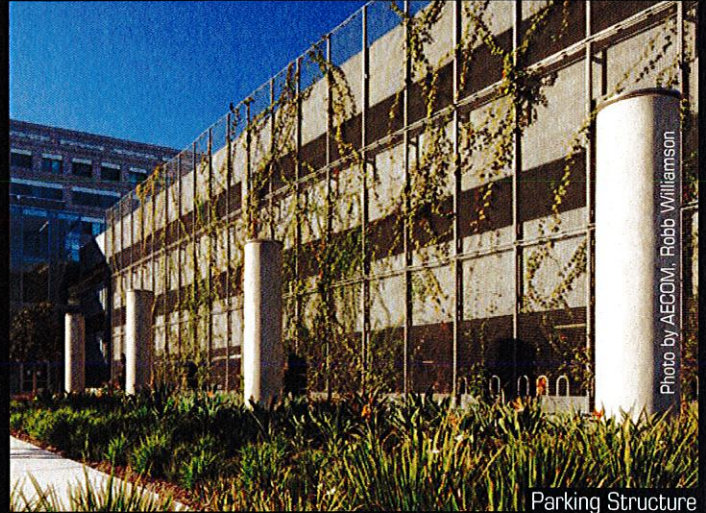


Photo by AECOM: Robb Williamson

Parking Structure



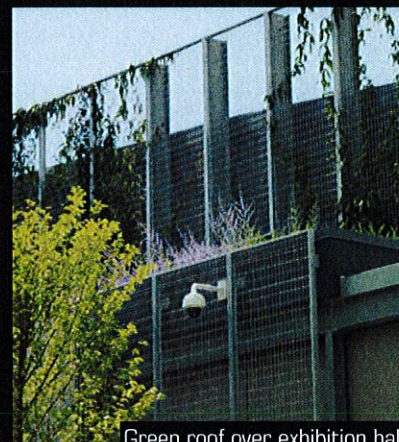
Attached Plant Trellis

ECO-MESH® QUALITY ADVANTAGES

- Woven wire - no welds to break
- Galvannealed frame and wire - superior corrosion resistance over G90 coated metals
- .135" wire diameter standard - much thicker than .080" found in competitive products
- LEED opportunities - 95% recycled metal, no VOC concerns in field, SRI Index-rated coatings and more
- Fully custom panel sizes - up to 8' wide and 30' long
- Top-quality super durable powder coating - 3,000 hour salt spray rating, high UV resistance, available in 13 stock colors
- Install-ready product - complete with drawings, Galvannealed mounting clips and powder coated hardware

McNICHOLS CASE STUDY

CHIHULY GARDEN AND GLASS, SEATTLE, WASHINGTON



Green roof over exhibition hall



Facade panel construction

CUSTOMER VISION:

Seattle planners and designers were asked to convert an amusement park under Seattle's Space Needle into the Chihuly Garden and Glass exhibition.

Their challenge was to showcase the works of renowned artist Dale Chihuly in an environment that would transform the building into an exhibition hall and the asphalt surface into a garden for displaying Chihuly's most popular work and architectural installations. Blending the building's exterior with the outdoor garden was a critical part of the task. Because the east exterior wall would face the garden and Glasshouse, which is the exhibition's centerpiece, it was clear

that the building needed a significant element of green.

HOLE SOLUTION:

With LEED certification in mind, the design and construction team from the Seattle area - comprised of Owens Richards Architects, Seattle; AHBL, Seattle; Schuchart Corp., Seattle; and Cobra Building Envelope Contractors, Spokane, WA - took a unique approach that, in addition to its aesthetic appeal, would reduce heat gain and lower the carbon dioxide impact.

In concert with planning the green roof, a living wall was added on the east and west sides of the hall using **McNICHOLS ECO-MESH®**, with the largest installation on the east

(garden) side. Incorporating **ECO-MESH®** with the green roof influenced the project's energy efficiency and helped the project achieve a LEED Silver rating through the U.S. Green Building Council.

The **ECO-MESH®** system specified in the Chihuly Garden and Glass exhibition project consists of 95 panels that average 4' by 12' in size. The units are made of two layers of 12-gauge crimped woven wire mesh in a 10-gauge frame.

Today, **ECO-MESH®** co-exists with the exhibition hall's green roof, achieving the type of living envelope envisioned by the design team.

McNICHOLS is honored to be part of this Hole Solution!



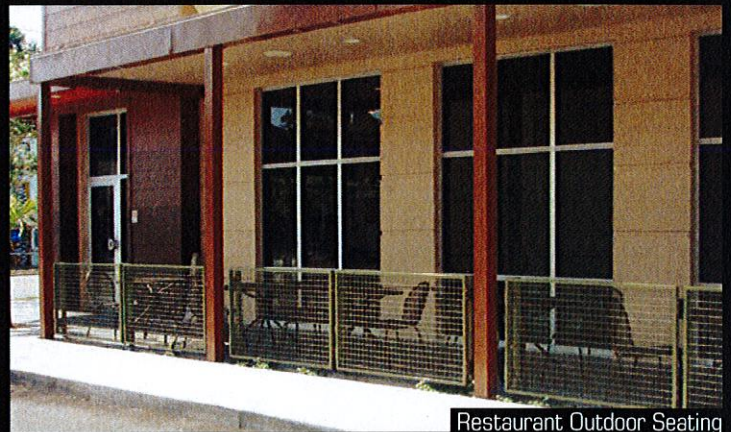
ECOMESH® FREESTANDING SYSTEMS



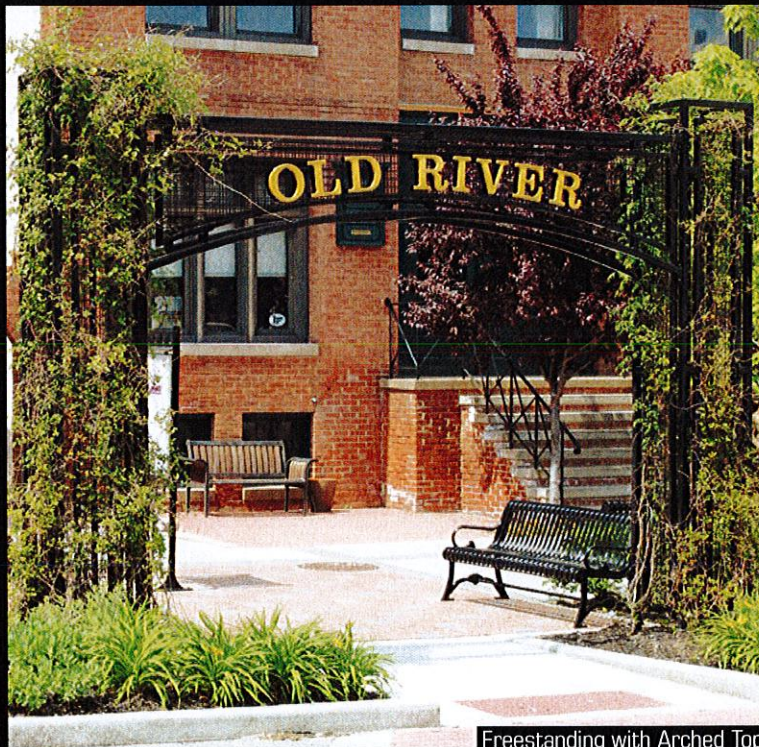
Hospital Outdoor Seating Area



Residential Partition



Restaurant Outdoor Seating



Freestanding with Arched Top



Equipment Enclosure

McNICHOLS CASE STUDY

STREETSCAPE RENOVATION, TAMPA, FLORIDA



CUSTOMER VISION:

For many cities the beautification of downtown pedestrian areas is both an aesthetic decision as well as an economical one. The City of Tampa, Florida, saw **McNICHOLS ECO-MESH®** as an answer for both.

HOLE SOLUTION:

In an attempt to create a pedestrian-friendly street with a focus on incorporating public art, approximately \$1.2 million was invested in a downtown Tampa corridor spanning three city blocks.

Susan Gott, commissioned by the City of Tampa, working with Graham-Booth Landscape Architecture, designed and created glass art as part of the streetscape renovation. Her artwork consists of multiple panels of cast glass tiles incorporated into vertical panels with a series of **ECO-MESH®** panels. The large-scale cast glass panels (8-½ foot tall) line the street as part of the Promenade of the Arts, offering glimpses of the city's narrative embedded in glass.

McNICHOLS is pleased to be part of this innovative Hole Solution!



PRODUCT OPTIONS

Panel height: 2' to 25' (30' Custom)

Panel width: 2' to 8'

Wire: .135"

Weave: Woven Intercrip .120 and .135 standard, other weaves and diameters available

Bridge wire: .105 standard

Mesh openings: 1" x 1" to 3" x 3" (2" & 3" is standard)

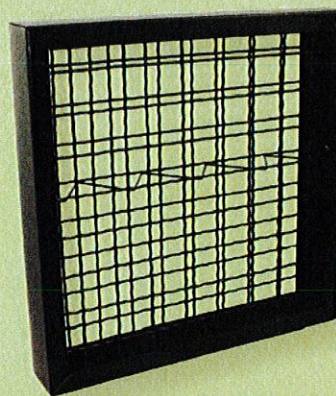
Frame depth: 2" or 3", 16 gauge standard

Material: Galvannealed, steel, aluminum or stainless steel

Finishes: Mill, sandblasted, eco-friendly powder coatings in 13 standard colors below

Planter boxes (custom): Galvannealed 3/16" gauge standard (Custom brackets available)

*Texture Black Color In Stock
and Ready to Ship!*



Galvannealed
.135 Wire

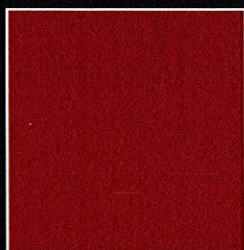
2" x 2" Mesh

Texture Black
Color

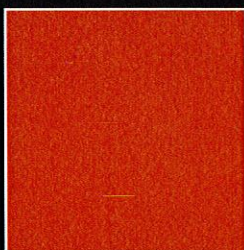
4'x8' Panel

Item: 34EMTB2348

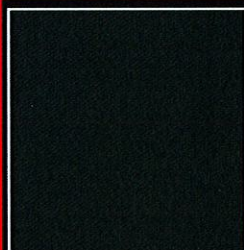
ECO-FRIENDLY POWDER COATING COLORS



Red Brick



Red Orange



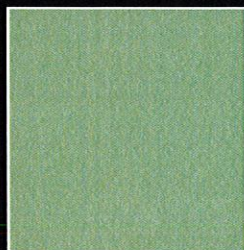
Moss Green



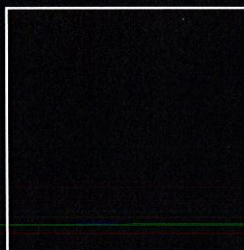
Reed Green



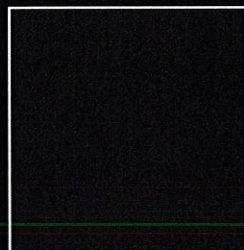
Forest Green Texture



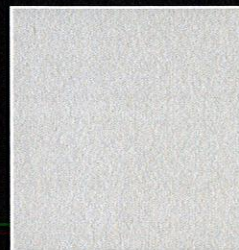
Aged Copper



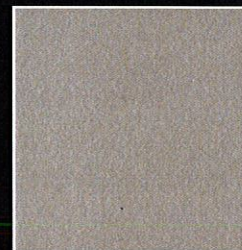
Jet Black



Texture Black



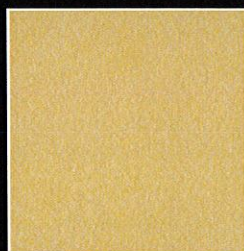
Light Gray



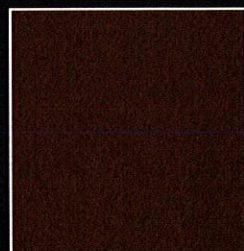
Gray



Brown



Tan



Rust

McNICHOLS offers eco-friendly powder coating for **ECO-MESH®** and **ECO-ROCK™** in 13 standard colors. Due to the printing process, color swatches may vary from actual colors. Please inquire about **our custom colors** and our paint matching capabilities!

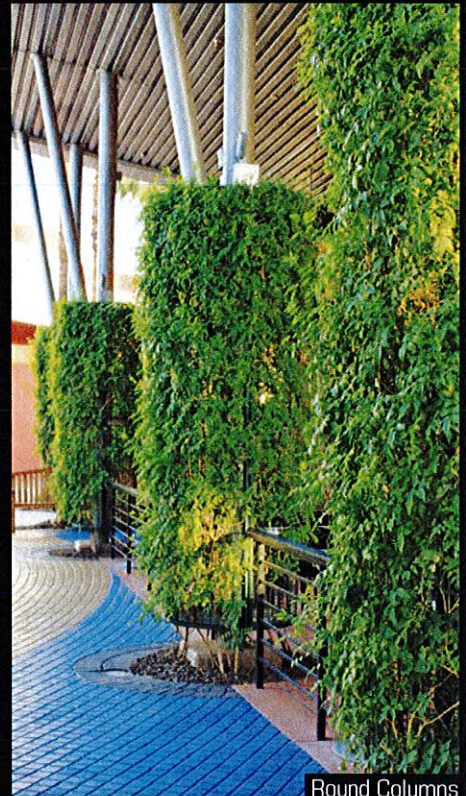
ECOMESH® COLUMNS



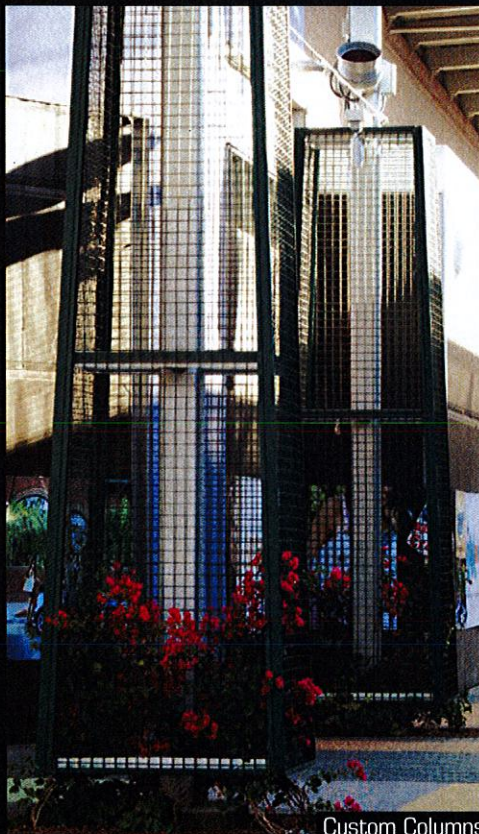
Round Column



Round Column



Round Columns



Custom Columns



Square Column



Round Column



866.754.5144



Custom Panels Cut to Match Angle of Wall



Panels Arched for Sculptures



Wall with Custom Window



Custom Panels for Gazebo



Freestanding with Arched Top

McNICHOLS ECO-ROCK™

McNICHOLS ECO-ROCK™ creates decorative boundaries with an eco-friendly twist. The gabion-style wire work containers hold natural rock, recycled concrete, glass and other materials. In indoor and outdoor settings **ECO-ROCK™** containers add a sustainable design element.

Whether it's an outdoor partition or a vertical entryway, we can craft a custom gabion-style design to meet your needs.



Commercial Partition

PRODUCT OPTIONS

Panel size: 4"-12" thickness; 3' to 8' height maximum, 3' to 5' width

Wire diameter: .148 (9 gauge), .192 (6 gauge)

Bulge wire diameter: .105 (12 gauge) to .148 (9 gauge)

Bulge wire spacing: 12"

Wire centers: 2" x 2", 3" x 3"

Weave: Intercrip

Material: Plain steel, Galvannealed, 304 Stainless Steel - mill finish

Finish: Mill, bare (sandblasted to be weathered), powder coated (see page 6 for available colors)

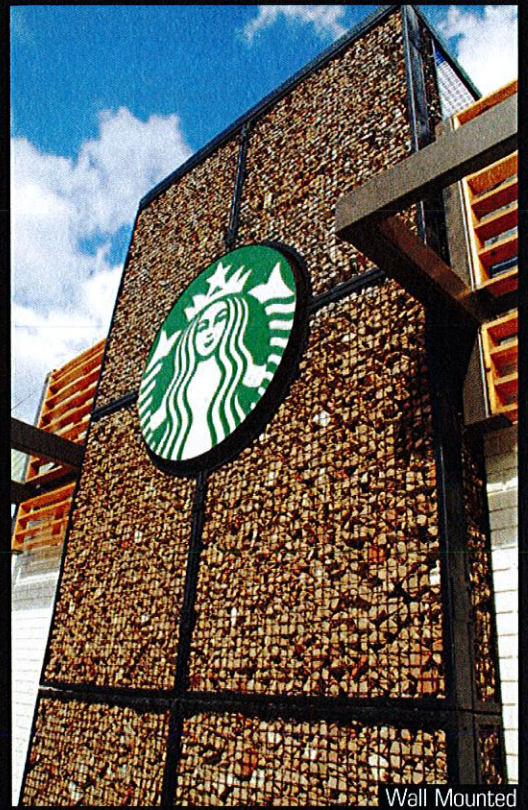


Building Facade





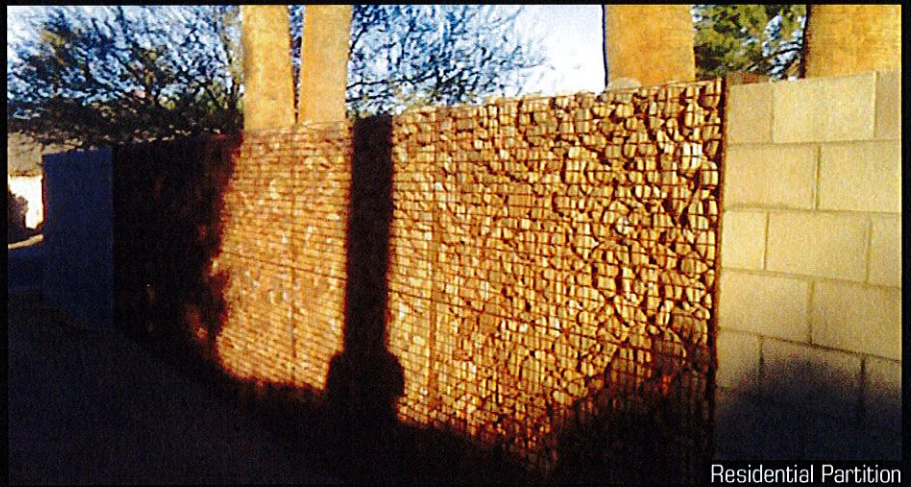
Commercial Partition



Wall Mounted



Residential Partition



Residential Partition



Commercial Barrier



APPLICATIONS

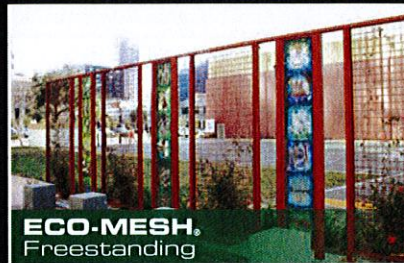
McNICHOLS ECO-MESH® provides structural support that is superior to other systems. **ECO-MESH®** offers architects, designers, contractors and property owners many aesthetic, sustainable and functional green-build opportunities.



ECO-MESH.
Column Cover



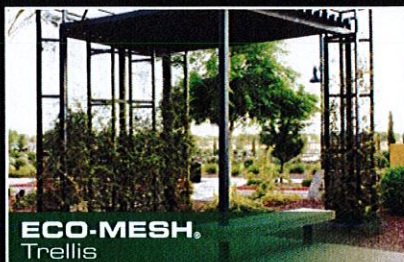
ECO-MESH.
Shading



ECO-MESH.
Freestanding



ECO-MESH.
Security



ECO-MESH.
Trellis

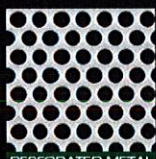


ECO-MESH.
Plant Screen

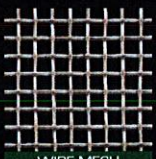
Headquarters based in Tampa, Fla., **McNICHOLS CO.** provides perforated metal, expanded metal, wire mesh and designer metals, as well as grating and flooring products. **McNICHOLS** serves builders, fabricators, architects and other customers through a network of service centers across 18 U.S. cities. Customers choose **McNICHOLS** for our vast supply of Hole Products, as well as our high quality standards, fast shipping and superior customer service.

Locations:

Atlanta - Baltimore - Boston - Charlotte - Chicago - Cincinnati - Cleveland - Dallas - Denver - Houston
Kansas City - Los Angeles - Minneapolis - NY/NJ Area - Phoenix - San Francisco - Seattle - Tampa



PERFORATED METAL



WIRE MESH



EXPANDED METAL



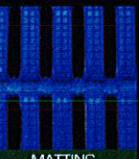
BAR GRATING



PLANK GRATING



FIBERGLASS



MATTING

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Please note that product photographs are not actual size. Application photos reflected are typical of Hole Products in use that can be supplied or have been supplied by **McNICHOLS CO.**

Some illustrations may depict uses designed, manufactured, fabricated or installed by others.

McNICHOLS is ISO 9001:2008 Certified.

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: June 15th, 2016

Subject: Site Development Plan Application - Revision
Request for Modifications to 12/18/12 PZB Approved Plans
Kai – 57 DU Residential Complex
9940 West Bay Harbor Drive
Bay Harbor Islands Acct. No. BP2012-321
MMPA Acct. No. 01-0702-0962

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the recent revised plans (dated 6/9/16) and, if found acceptable, **APPROVE** the revised Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 9940 West Bay Harbor Drive

Legal Description: Lots 16, 17 and 18 of Block 3, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In late 2012 the Town reviewed / approved a Site Development Plan for the above referenced development project. The PZB approved the Site Development Plan on 12/18/12 subject to several conditions, including minor design changes. This 3-lot development includes 57 DU (originally 60 DU) on the approved plans, which required the developer to obtain 31 TDR units. Subsequent to the PZB approval (revised plans 2/11/13) the project architect (Arquitectonica) submitted revised plans and a response document to the Town. After a review of the revised plans MMPA found that the plans incorporated the requested PZB modifications; however, we also found several other modifications had been made to the design plans not previously reviewed by staff / PZ Board. Building Permits have since been issued and the project is under construction.

During our latest Building Permit review (plan revisions) we noted that some of the plans still reflect additional changes that were made by the project architect and noted by MMPA and determined that they did not meet the PZB approved plans. MMPA advised the applicant / Town that PZB re-approval is mandatory for some of the more significant changes.

As stated above, the applicant has requested to modify some of the plans after the initial approval by the PZB. Some of the site design features, building elevations, roof structures, and landscaping are requested to be changed and do not appear to be related to any Building / Fire Code requirements. The PZB spends most of its review time on detailed exterior appearances. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are to be discussed and plan modifications / re-approvals may be necessary. If the changes are deemed “substantial”, the Code requires re-approval by the PZB.

It should also be noted that Section 5-23.1(c) states as follows:

“Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board.”

APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL

MMPA notes the following modifications requested for PZB re-approval:

Site Design – The applicant is requesting to alter some of the site design features, that differ from the PZB approved plans. One (1) additional parking space is proposed in the front yard area. Several pedestrian walkway / exit stairs details were changed. The proposed conceptual signage design has also been modified.

Roof Design – The applicant is requesting to alter the rooftop accessory structures (elevator / stair tower taller) which differs from the PZB approved plans. The revised height complies with the Town Code limitations.

Elevations – The applicant is requesting to alter some of the building elevations (garage screening, rooftop accessory structures, exit stairs, entrance canopy) which differ from the PZB approved plans. The parking garage was designed with closed-in walls facing the side yards with a full green screen. Facing the waterway (west) there are partial vertical walls on the parking garage blocking the vehicles (first level also depressed slightly). A full green screen is also proposed for the entire west building facade of the parking garage. Natural landscaping (vines) was approved and is still proposed.

Landscaping – The applicant is requesting to alter some of the landscaping that differs from the PZB approved plans. MMPA has confirmed the revised plan meets the minimum Code requirements.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggested conditions of approval and/or comments on the latest plans dated June 9th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Arquitectonica dated June 9th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) No Certificate of Occupancy (CO) shall be issued until the Town Code Compliance staff / Town Planner inspects / signs off on the site improvements (building / site improvements / landscaping).



Example of Green Screen



Google earth



Kai - South Adjoining Site



Google earth

feet 10
meters 5

Kai - North Adjoining Site