

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

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

August 16, 2016

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On July 19, 2016 the Board denied the project. The owner has made revisions to the plan as requested. They are proposing to construct a new two story single family home with approximately 6,324 square feet of a/c living space with a two car garage, pool, and a pool deck in the side yard (street) yard of the property fronting 99 Street. The residence will have 5 bedrooms, seven full bathrooms, 1 half bathroom and an office that can be also considered a bedroom. Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:*

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

ADJOURNMENT

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

AGENDA ITEM REPORT

August 16, 2016

ITEM NUMBER: 1.

ITEM:

Request for approval for a new single family home for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On July 19, 2016 the Board denied the project. The owner has made revisions to the plan as requested. They are proposing to construct a new two story single family home with approximately 6,324 square feet of a/c living space with a two car garage, pool, and a pool deck in the side yard (street) yard of the property fronting 99 Street. The residence will have 5 bedrooms, seven full bathrooms, 1 half bathroom and an office that can be also considered a bedroom. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9911WbrdDr8.16.16PNZ.pdf
2.	Staff Report	9911 WBVD SFR - PZB Staff Report Aug 10 2016.pdf



ARCHITECTURE

- CV COVER SHEET
- SP-1 SITE PLAN
- SP-2 SITE DETAILS
- SP-3 CONTEXT IMAGES
- SP-4 SURVEY
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 ROOF PLAN
- A-2.1 FRONT / WEST ELEVATION / RENDERING
- A-2.2 REAR / EAST ELEVATION / RENDERING
- A-2.3 RIGHT / SOUTH ELEVATION / RENDERING
- A-2.4 LEFT / NORTH ELEVATION / RENDERING
- A-3.1 BUILDING SECTIONS
- A-3.2 DOOR & WINDOW SCHEDULE
- A-3.3 BUILDING DETAILS

LANDSCAPE

- TD-1 TREE DISPOSITION PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

OTHER APPLICABLE CODES:

- 2014 FLORIDA BUILDING CODE (FIFTH EDITION) AND ALL AMENDMENTS
- 2014 FLORIDA PLUMBING CODE
- 2014 FLORIDA MECHANICAL CODE
- 2014 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
- 2014 NFPA 70 NATIONAL ELECTRIC CODE
- FLORIDA STATE ENERGY CODE
- 2014 FLORIDA STATE ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
- 2014 NFPA 101 LIFE SAFETY CODE AND ADOPTED STANDARDS
- 2014 NFPA 1 NATIONAL FIRE PREVENTION CODE (UNIFORM FIRE CODE)
- 2014 NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION

MAMANE RESIDENCE

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

AMERICAN BUILDING ENGINEERS ® INC.

ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - GENERAL CONTRACTOR

LICENSES # AA26003224, #PE38553, #IB26001734, CGC #044407

1842 E. OAKLAND PARK BLVD. - FORT LAUDERDALE, FL - 33306

(305) 681-5563 FAX (954) 739-5153

Email: info@abeincusa.com

www.abeincusa.com

ENRIQUE D. NUNEZ, RLA, ASLA
LANDSCAPE ARCHITECT

10235 S.W. 9TH TERRACE
MIAMI FL 33174
PH. 305 772-3557

PERMIT ISSUE:	
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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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DRAWINGS FOR MR. AND MRS. MAMANE 9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154	
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE	
COVER SHEET	9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154
PROJECT #:	16.007
SHEET #:	CV
PRINT DATE:	8/8/2016

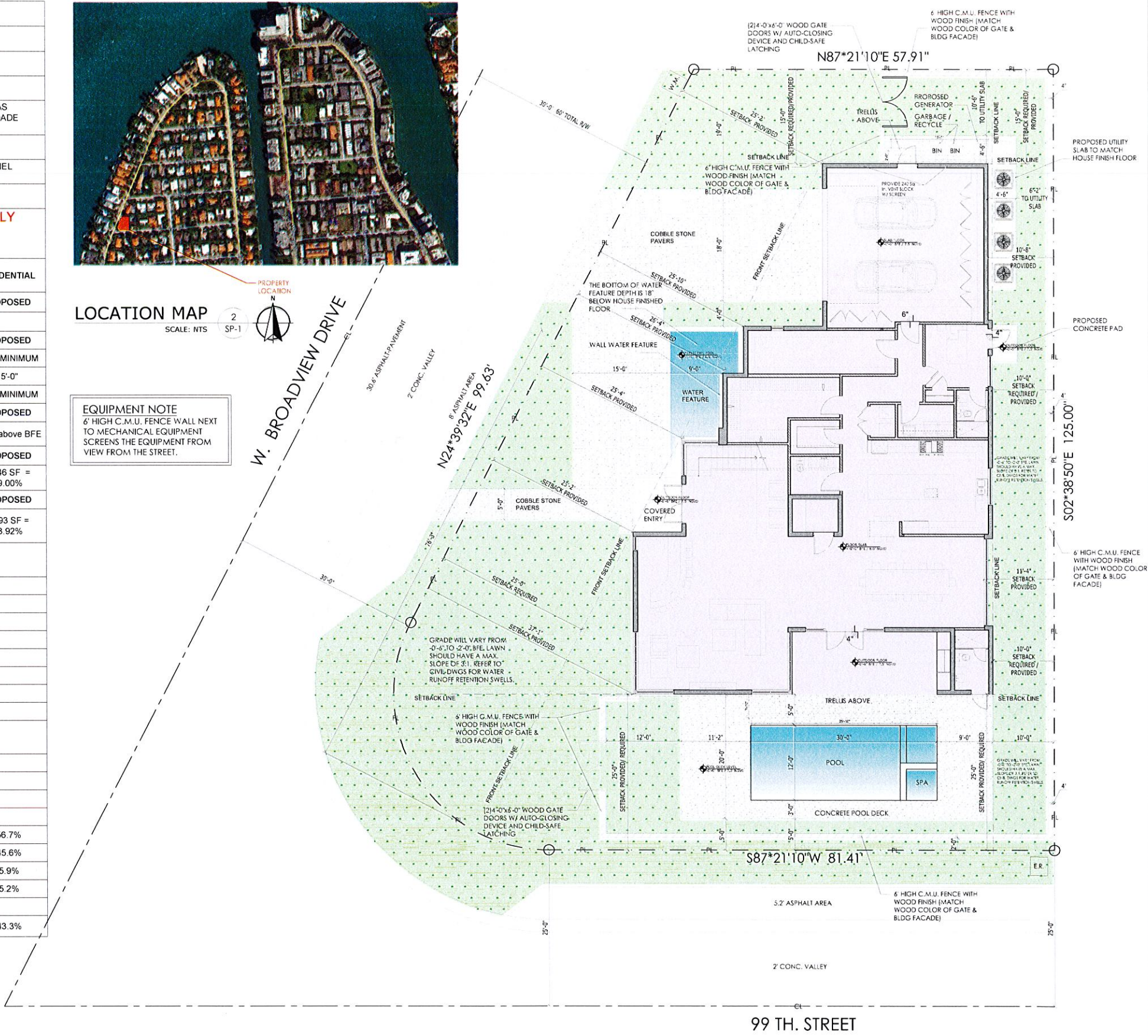
ZONING SUMMARY			
	SF	ACRES	
LOT AREA	10,887	0.25 +/-	
LEGAL DESCRIPTION			
LOT 5, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA			
FLOOD ELEVATION		8.0' NGVD	
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL 12086C0144			
CROWN OF THE ROAD		4.23' NGVD	
ZONING CLASSIFICATION		RD (SINGLE FAMILY RESIDENTIAL DISTRICT)	
FUTURE LAND USE DESIGNATION		LD - LOW DENSITY RESIDENTIAL	
FLR		ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)		N/A	
SETBACKS		REQUIRED	PROPOSED
FRONT (WEST, SOUTH):		25'-0"	25'-0" MINIMUM
REAR (NORTH):		15'-0"	15'-0"
SIDE (EAST):		10'-0"	10'-0" MINIMUM
MAXIMUM HEIGHT		ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT		25'-0" above BFE	25'-0" above BFE
GROUND LANDSCAPE AREA		REQUIRED	PROPOSED
(LANDSCAPE DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	4,246 SF = 39.00%
LOT COVERAGE		ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	3,693 SF = 33.92%
BUILDING DATA			
FIRST FLOOR (A/C)		2,741 S.F.	
SECOND FLOOR (A/C)		3,583 S.F.	
GARAGE (NON-A/C)		709 S.F.	
COVERED PATIO, BALCONIES (NON-A/C)		418 S.F.	
TOTAL (A/C)		6,324 S.F.	
TOTAL (NON-A/C)		1,127 S.F.	
TOTAL GROSS S. □		□□□□ S. □	
SITE DATA			
BUILDING LOT COVERAGE			
1. MAIN RESIDENCE		2,741 S.F.	
2. GARAGE		709 S.F.	
IMPERVIOUS GROUND COVER		6,165 S.F.	56.7%
SLABS, WALKS, AND DRIVES		4,960 S.F.	45.6%
POOL DECK		643 S.F.	5.9%
WATER FEATURE, SWIMMING POOL		562 S.F.	5.2%
PERVIOUS GROUND COVER		4,722 S.F.	43.3%



LOCATION MAP

SCALE: NTS 2 SP-1

EQUIPMENT NOTE
6' HIGH C.M.U. FENCE WALL NEXT TO MECHANICAL EQUIPMENT SCREENS THE EQUIPMENT FROM VIEW FROM THE STREET.



SITE PLAN

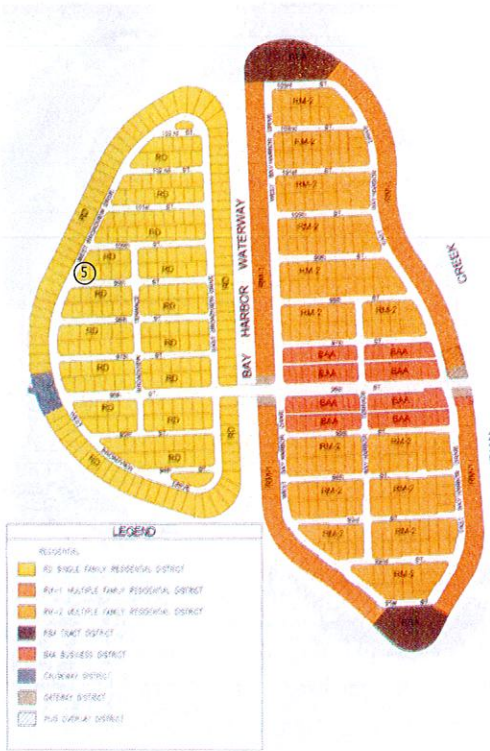
SCALE: 3/32" = 1'-0"



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AMERICAN BUILDING ENGINEERS	
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DRAWINGS FOR MR. AND MRS. MAMANE 9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154	
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE 8/7/2016	
SITE PLAN 9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154	
PROJECT #:	16.007
SHEET #:	SP-1
PRINT DATE:	8/8/2016



PROPOSED NEW BUILDING



LAND DEVELOPMENT DESIGNATION MAP (RD)



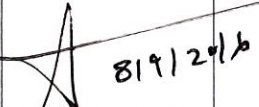
POOL SIDE RENDERING



PROPOSED BUILDING LOCATION

LEGAL DESCRIPTION:
LOT 5, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA

SITE STATISTICS:
LAND USE: LD, LOW DENSITY RESIDENTIAL

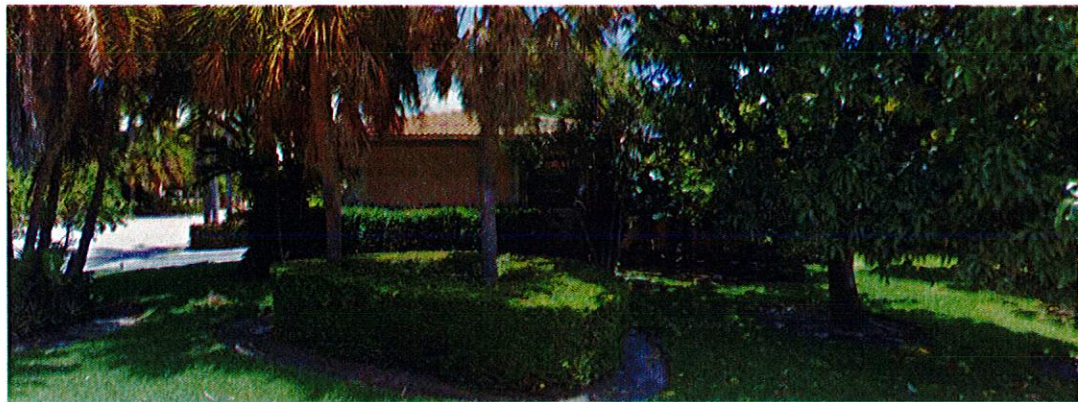
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ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE 	
SITE DETAILS 9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154	
PROJECT #	16.007
SHEET #	SP-2
PRINT DATE	8/8/2016



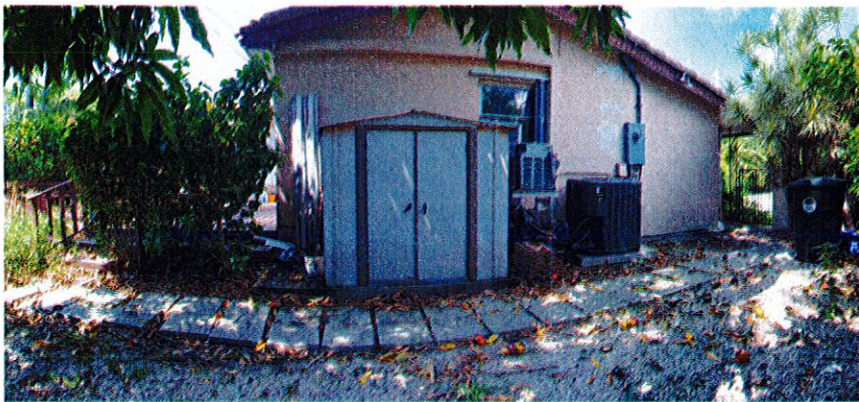
SUBJECT PROPERTY (LOOKING EAST)



SUBJECT PROPERTY (LOOKING WEST)



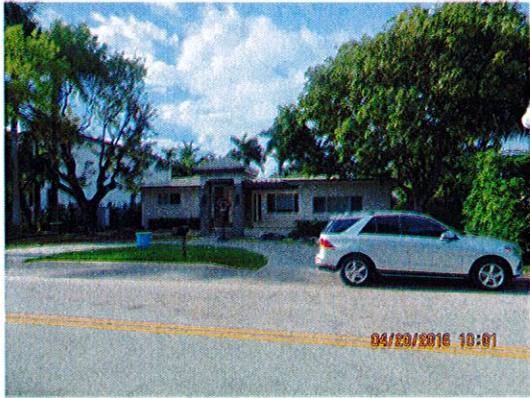
SUBJECT PROPERTY (LOOKING NORTH)



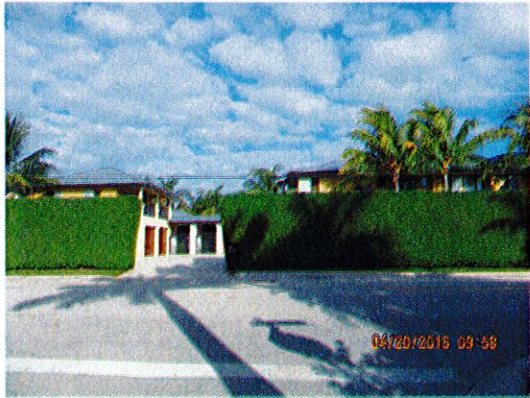
SUBJECT PROPERTY (LOOKING SOUTH)



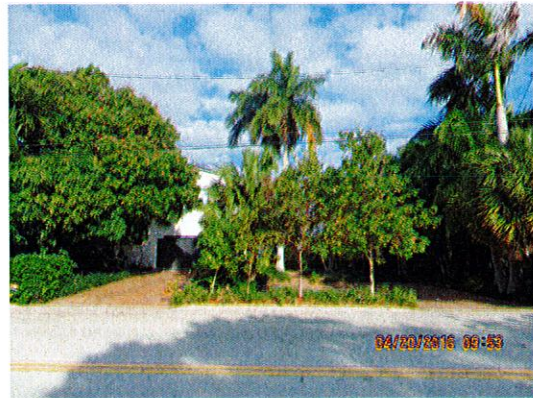
1351 99 STREET (ADJACENT ON EAST SIDE)



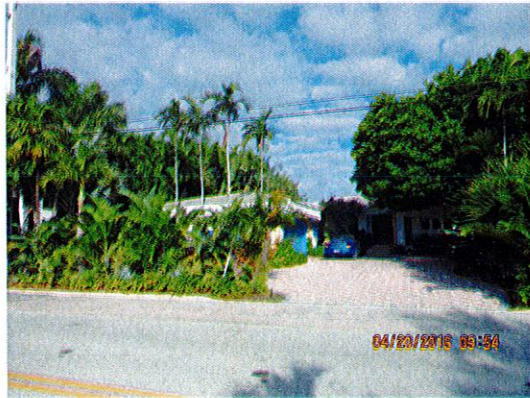
1360 99 STREET (ACROSS ON SOUTH SIDE)



9900 W BROADVIEW (ACROSS ON SOUTHWEST SIDE)



9920 W BROADVIEW (ACROSS ON WEST SIDE)



9930 W BROADVIEW (ACROSS ON NORTHWEST SIDE)



9955 W BROADVIEW (ADJACENT ON NORTH SIDE)

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BAY HARBOR ISLANDS, FL 33154

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

8/9/2016

CONTEXT IMAGES
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

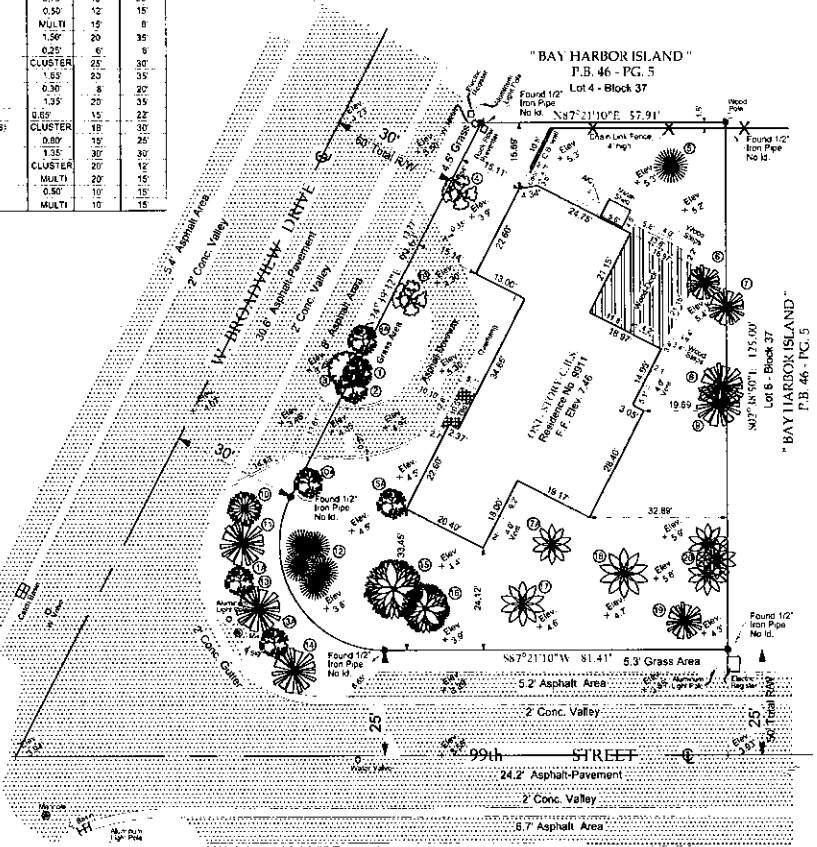
SHEET #
SP-3

PRINT DATE
8/8/2016

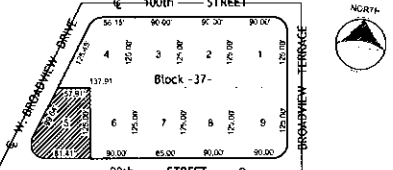
BOUNDARY & TREE SURVEY

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	VERTICIA MONTGOMERIANA (MONTGOMERY PALM)	0.75	16	40
1A	PHOENIX ROSELENI (PIGMY DATE PALM)	0.42	16	12
2	VERTICIA MONTGOMERIANA (MONTGOMERY PALM)	0.60	16	45
3	SYAGUS ROMANOFFIANA (QUEEN PALM)	0.90	22	30
3A	PTYCHOSPHERA ELEGANS (ALEXANDER PALM)	0.20	5	20
4	HYOPHORBE LAGENICULUS (BOTTLE PALM)	1.35	7	8
5	MANGIFERA INDICA (MANGO)	2.65	30	45
6	ROYSTONIA REGIA (ROYAL PALM)	1.35	25	30
7	ROYSTONIA REGIA (ROYAL PALM)	0.60	16	20
8	ROYSTONIA REGIA (ROYAL PALM)	1.00	20	25
9	ROYSTONIA REGIA (ROYAL PALM)	0.75	10	20
10	QUERCUS VIRGINIANA (WHITE OAK)	0.50	12	15
10A	CORDIA BOISSIERI (WHITE GEGER)	MULTI	15	8
11	ROYSTONIA REGIA (ROYAL PALM)	1.50	20	35
11A	CORDIA BOISSIERI (WHITE GEGER)	0.25	5	5
12	PHOENIX RECLINATA (SENEGAL DATE PALM)	CLUSTER	25	30
13	ROYSTONIA REGIA (ROYAL PALM)	1.50	20	35
13A	CORDIA BOISSIERI (WHITE GEGER)	0.30	8	20
14	ROYSTONIA REGIA (ROYAL PALM)	1.35	20	35
15	SABAL PALMETTO (SABAL PALM)	0.60	15	22
15A	PTYCHOSPHERA ELEGANS (ALEXANDER PALM)	CLUSTER	15	30
16	SABAL PALMETTO (SABAL PALM)	0.60	15	20
17	MANGIFERA INDICA (MANGO)	1.35	30	30
17A	AVERRHOA CARABOLIA (STAR FRUIT)	CLUSTER	20	12
18	PERSEA AFRICANA	MULTI	25	15
19	ROYSTONIA REGIA (ROYAL PALM)	0.60	10	10
20	AVERRHOA CARABOLIA (STAR FRUIT)	MULTI	10	15

ABBREVIATIONS:	
SEC.	SECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
CL	CENTER LINE
EL	ELEVATION
OH	OVERHEAD UTILITY LINES
CONC.	CONCRETE
CLF	CHAIN LINK FENCE
CL	CLEAR



Note:
Parcel Area: 10,887 Square feet



LEGAL DESCRIPTION
FOLIO: 13-2227-001-6670
Lots 5, Block 37, "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.

PROPERTY ADDRESS:
9911 W. Broadview Drive
Bay Harbor Islands, Florida 33154

CERTIFY TO: SARAH A. NELSON

- SURVEYOR'S NOTES
- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
 - 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
 - 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWN).
 - 5) Elevations are based on the National Geodetic Vertical Datum 1929.
 - 6) Fence lines are to be the center line of the fence.
 - 7) Wall ties are to face of the wall.
 - 8) Ownership subject to opinion of the Title.
 - 9) Underground utilities are not depicted hereon.
 - 10) Zoning and Setbacks are not verified by this survey.
 - 11) Benchmark A-17, Elevation= 7.67' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:
I hereby certify that this Boundary Survey meets the minimum technical standards set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.051 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.
NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL
Date of filed work: 11-04-2015
Address: 13801 S.W. 10th Terrace
Miami, FL 33184
Phone: (786) 416-4026
Fax: (305) 820-3558
E-mail: lopez-efrain@live.com
EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

E. LOPEZ SURVEYORS
AND MAPPERS, CORP
13801 S.W. 10th Terrace Miami, FL 33184
PH (786) 416-4026
E-mail: lopez-efrain@live.com

RECORD OF REVISIONS	
DATE	DESCRIPTION
09-11-2009	DATE OF FIRM: 0144
	PANEL NUMBER: 120637
	FIRM ZONE: AE
	BASE FLOOD ELEVATION: 8.0'
	SCALE: 1"=20'
	JOE NO.: 15-0274
	DATE: 11-05-2015
	REVISED: E.L.
	DRAWN BY: M.F.
	SUFFIX: L
	COMMUNITY NUMBER: 120637
SHEET 1	

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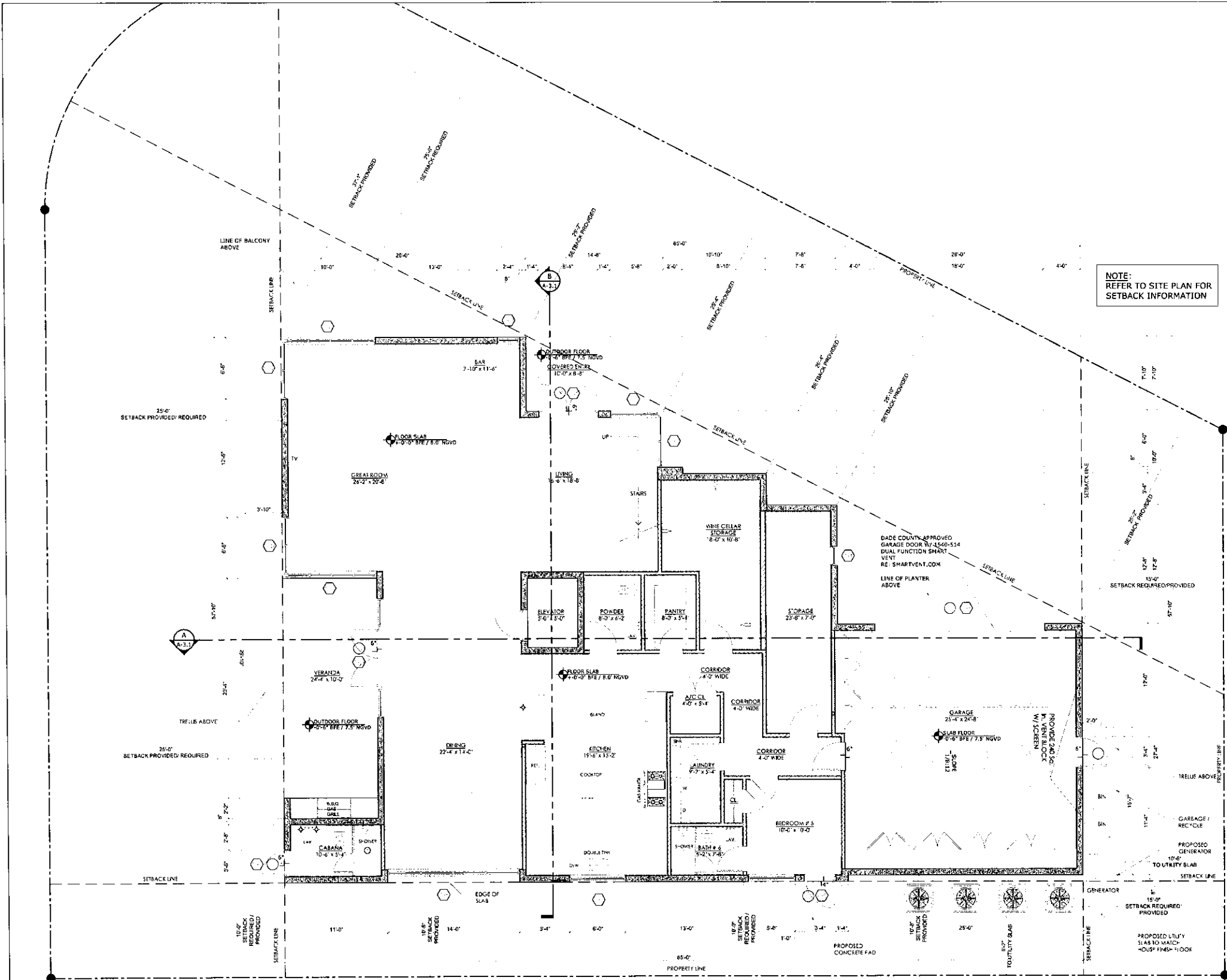
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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

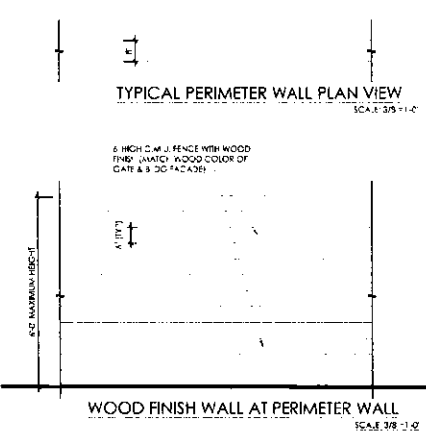
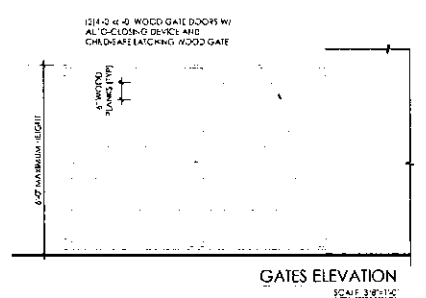
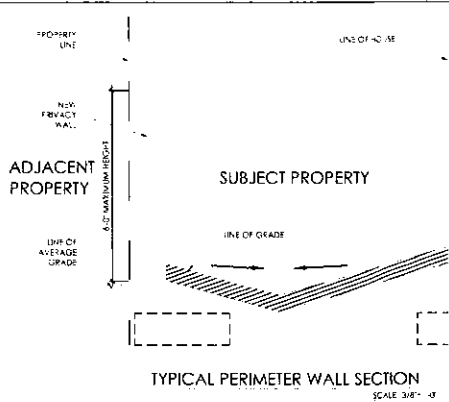
ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE
8/9/2016

SURVEY
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT: 16.007
SHEET: SP-4
PRINT DATE: 8/8/2016



NOTE:
REFER TO SITE PLAN FOR
SETBACK INFORMATION



PERMIT ISSUE:

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BAY HARBOR ISLANDS, FL 33154

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

8/7/2016

FIRST FLOOR PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT: 16.007

SHEET: A-1.1

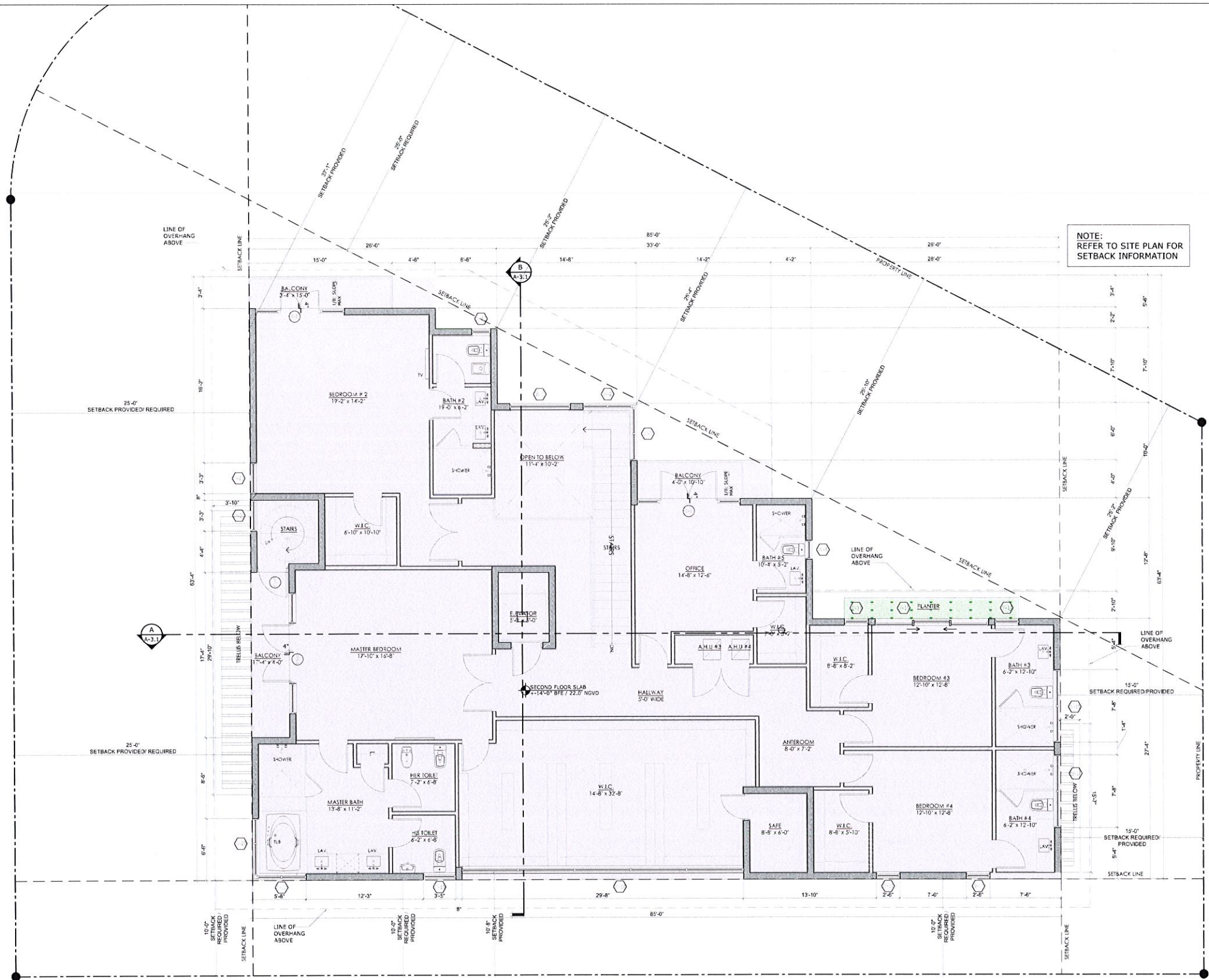
PRINT DATE:
8/8/2016

- NOTES:
1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
 2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
 3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

- WATERPROOFING NOTES:
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
 2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
 3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

- PARTITION LEGEND:
- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
 - 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" A-1.1



NOTE:
REFER TO SITE PLAN FOR
SETBACK INFORMATION

- NOTES:
1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
 2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETS (TOWEL BARS, ETC)
 3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

- WATERPROOFING NOTES:
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
 2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
 3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

- PARTITION LEGEND:
- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
 - 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
1
A-1.2

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AMERICAN BUILDING ENGINEERS

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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
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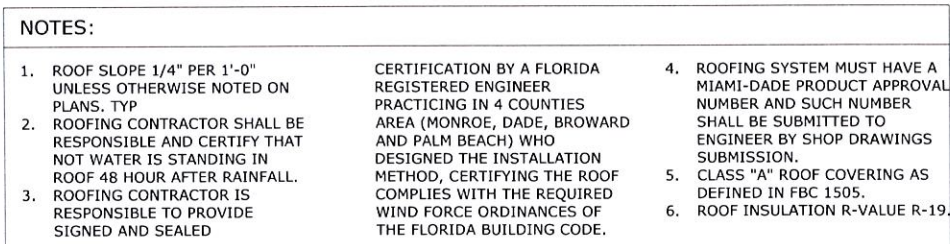
8/7/2016

SECOND FLOOR PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

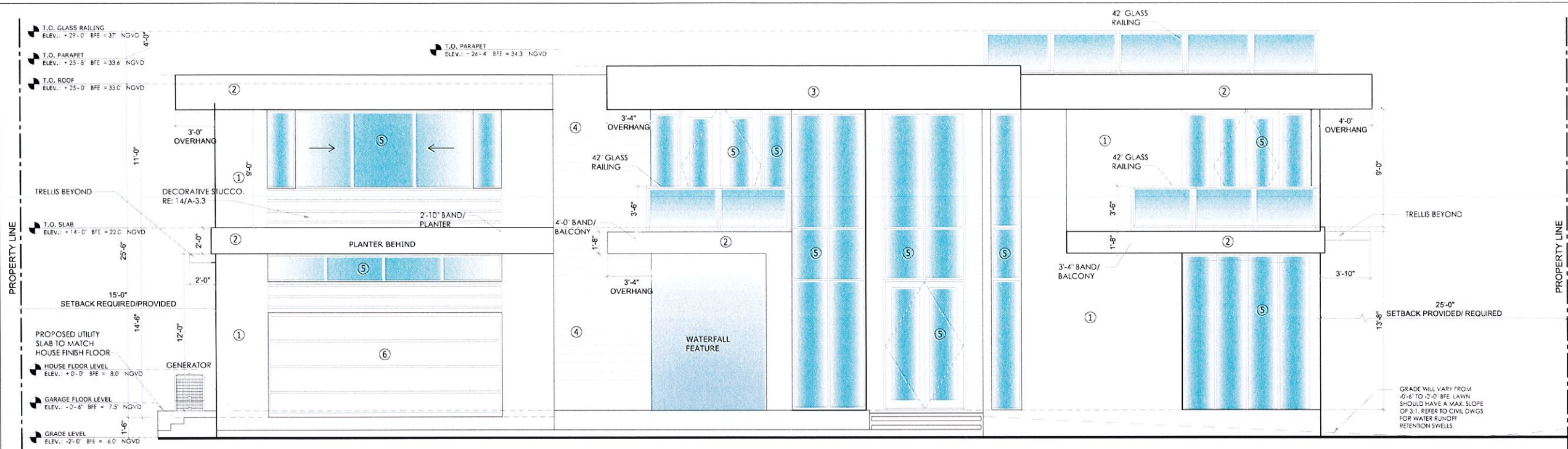
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PROJECT # : 16.007
 SHEET # :
A-1.3
 PRINT DATE : 8/8/2016



FRONT/WEST ELEVATION

SCALE: 1/4" = 1'-0"

1
A-2.1



FRONT/WEST ELEVATION RENDERING

SCALE: NTS

2
A-2.1

GENERAL NOTES:

1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACCOON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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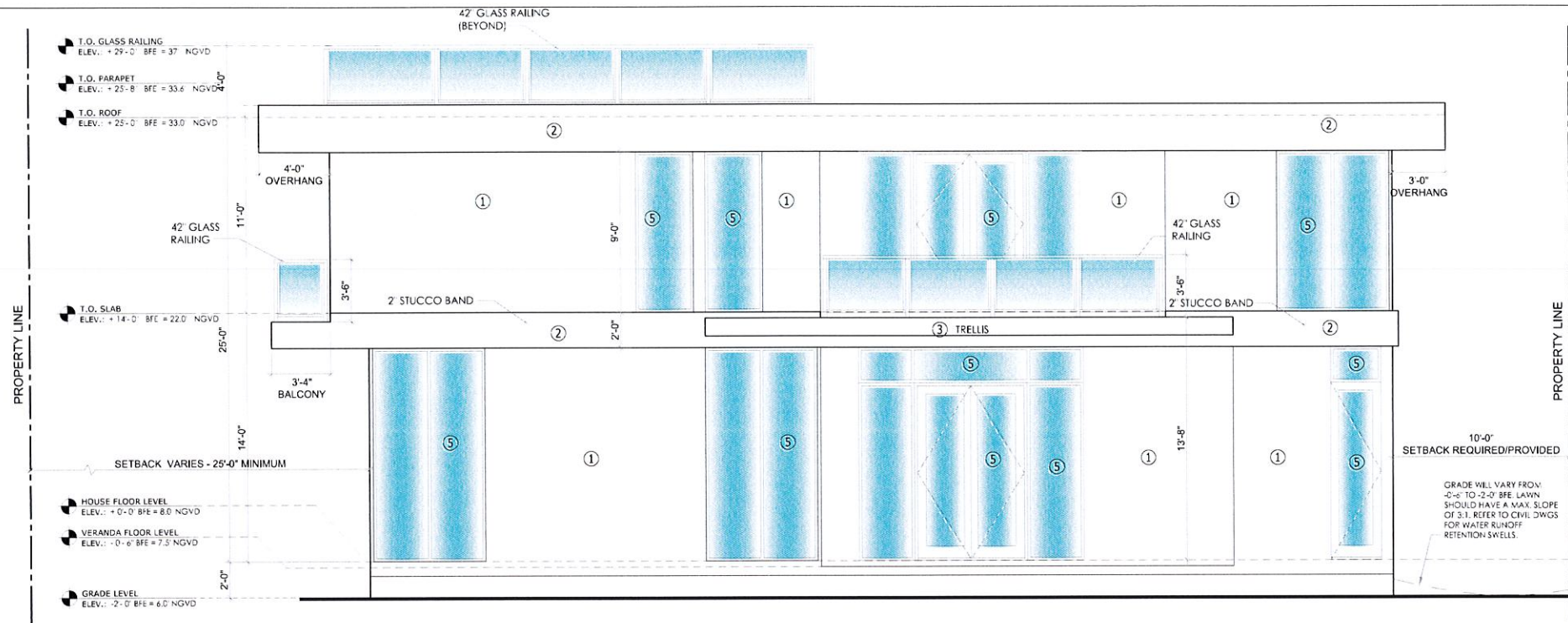
FRONT / WEST ELEVATION
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 16.007

SHEET # :

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PRINT DATE
8/8/2016



RIGHT/SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1
A-2.3



RIGHT/SOUTH ELEVATION RENDERING

SCALE: NTS

2
A-2.3

GENERAL NOTES:

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2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACCOON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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RIGHT/ SOUTH ELEVATION

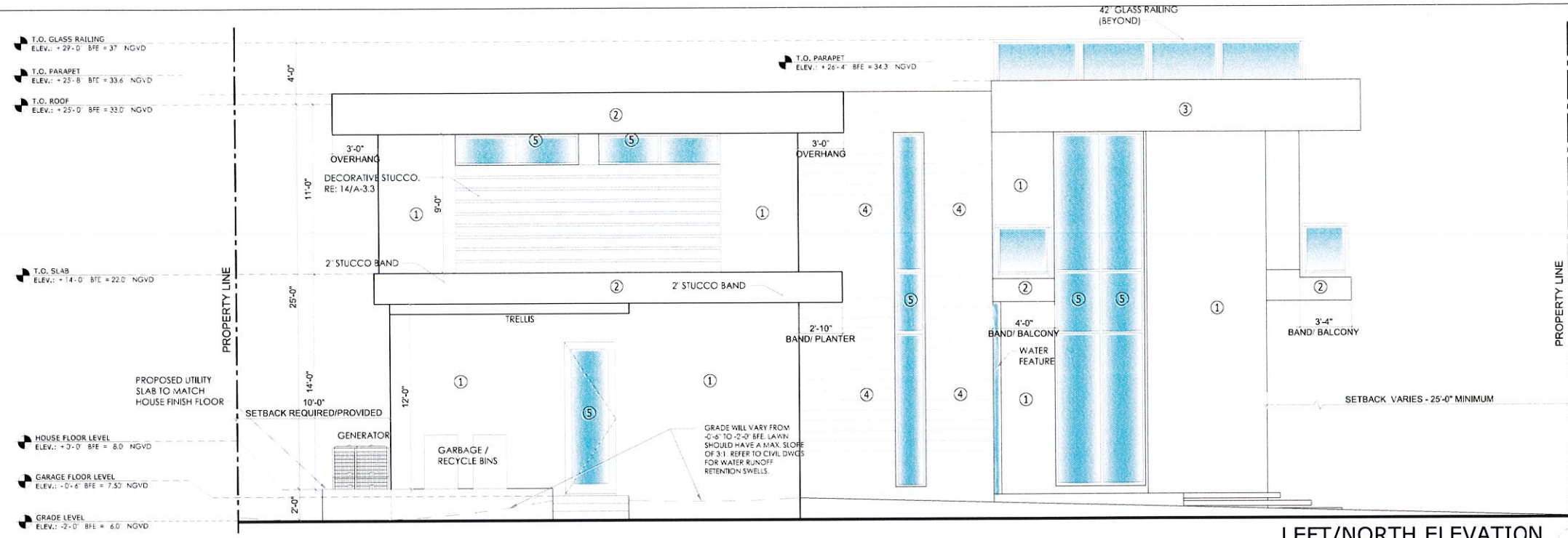
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LEFT/NORTH ELEVATION
SCALE: 1/4" = 1'-0" A-2.4



LEFT/NORTH ELEVATION RENDERING
SCALE: NTS 2 A-2.4

- GENERAL NOTES:
1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
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EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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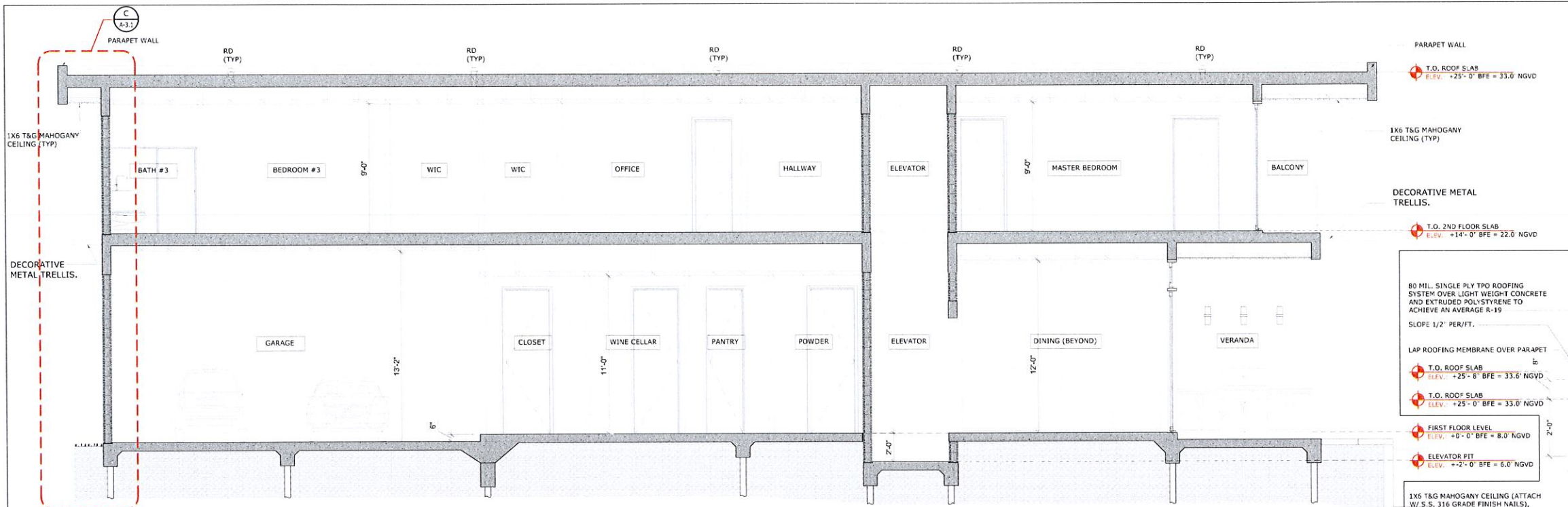
LEFT/ NORTH ELEVATION

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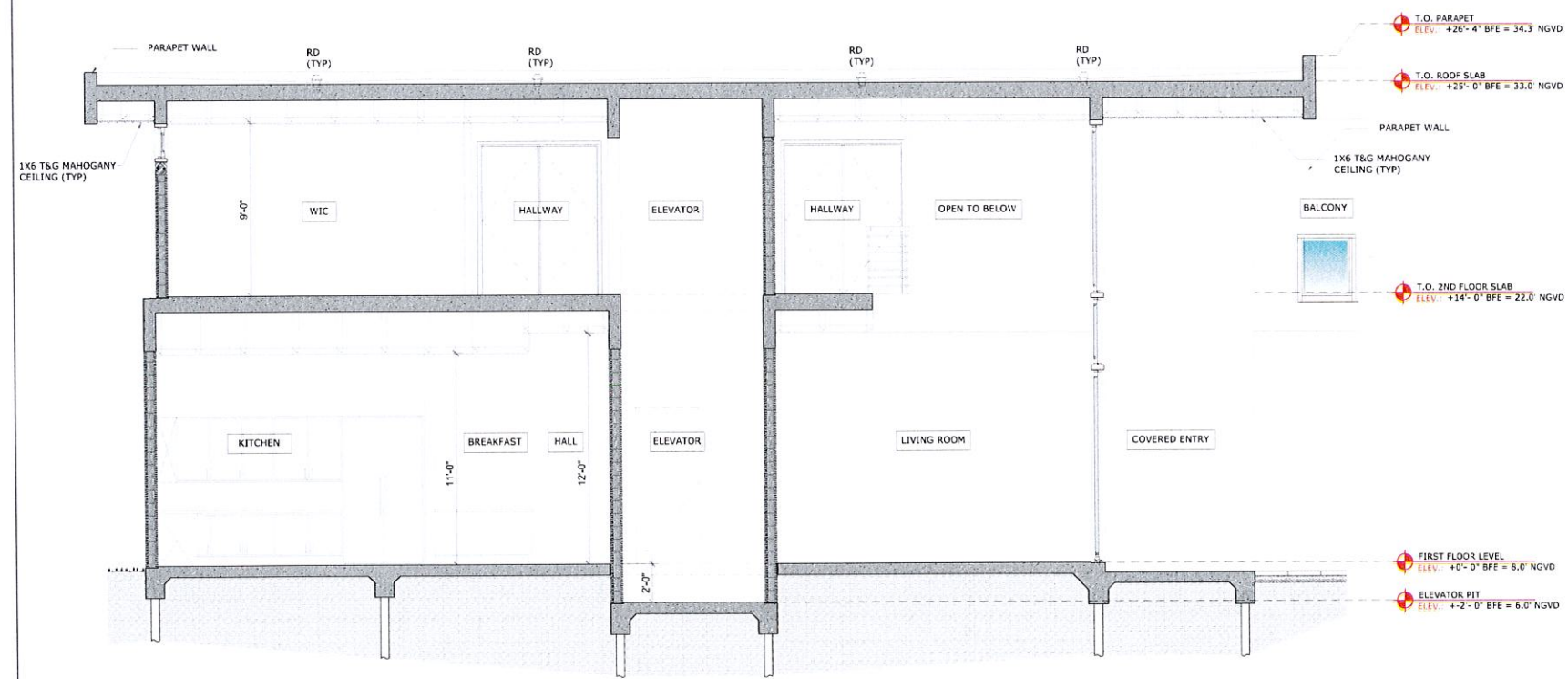
PROJECT # : 16.007

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A-2.4

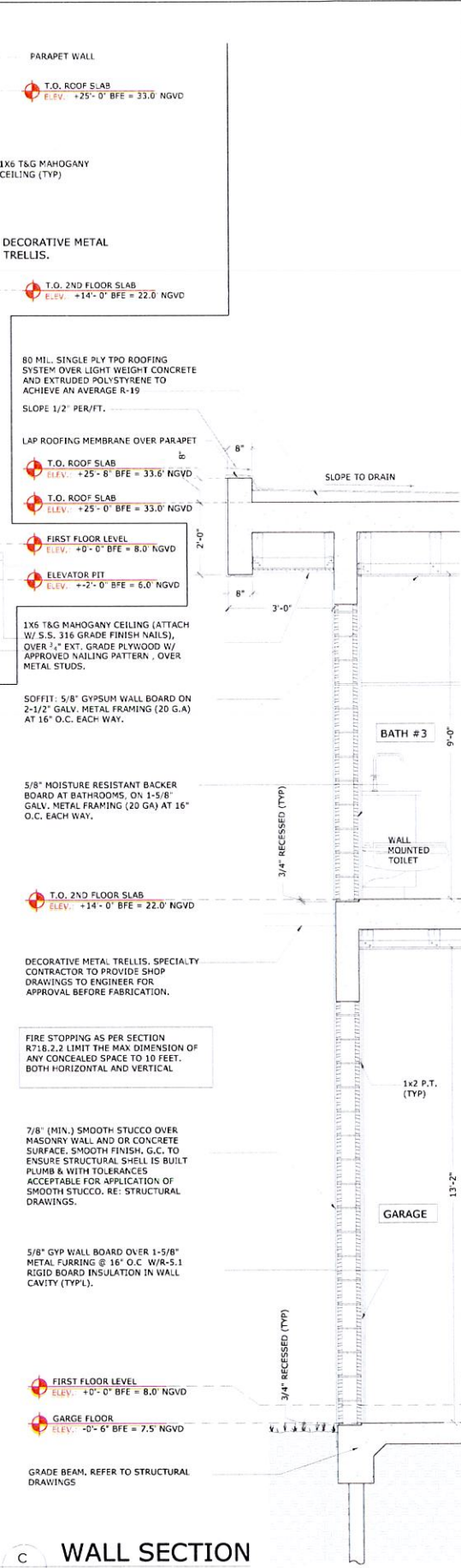
PRINT DATE:
8/8/2016



BUILDING SECTION
A-A-3.1 SCALE: 1/4" = 1'-0"



BUILDING SECTION
B-B-3.1 SCALE: 1/4" = 1'-0"



WALL SECTION
C-C-3.1 SCALE: 1/4" = 1'-0"

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BUILDING SECTION

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT #	16.007
SHEET #	A-3.1
PRINT DATE	8/8/2016

EXTERIOR DOOR SCHEDULE

MARK	TYPE	DOOR				
		WIDTH/HEIGHT	MATERIALS	SHUTTERS REQUIRED Y/N	COMMENTS	REMARKS
D-1	FRENCH DOOR	6'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	20 MINUTES FIRE RATED (MINIMUM) - SEE FLOOR PLAN FOR LOCATION RECESS SLAB TO HAVE TOP OF TRACK LIP LEVEL W/ FINISH FLOOR- CONTRACTOR SHALL COORDINATE.
D-2	GARAGE DOOR	18'-0"x8'-0"	METAL	N	IMPACT	
D-3	SINGLE FRENCH DOOR	3'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4	SINGLE FRENCH DOOR	2'-10"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4.1	SINGLE FRENCH DOOR	2'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5	F. DOOR W/ SIDELITES	12'-8"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5.1	F. DOOR W/ SIDELITES	12'-8"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-6	F. DOOR W/ SIDELITES	10'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-7	F. DOOR W/ SIDELITES	9'-4"x9'-0"	ALUMINUM / GLASS	N	IMPACT	

NOTES:

- ALL EXTERIOR DOORS TO HAVE PRODUCT CONTROL APPROVAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL ON ALL SPECIAL ITEMS, WINDOWS, DOORS, GLASS SAMPLES, ETC.
- ALL FIRE RATED DOORS SHALL HAVE FIRE RATED HARDWARE (TYP) REFER TO INTERIOR DOOR SCHEDULE FOR LOCATIONS.
- ALL GLASS DOORS SHALL BE TEMPERED.
- ALL FIRE RATED DOORS ASSEMBLY TO HAVE LABELS FROM MANUFACTURER BEFORE FIELD INSTALLATION.
- ALL FIRE RATED DOORS TO HAVE CLOSERS AND AN ACTIVE LATCH BOLT THAT WILL SECURE DOOR WHEN CLOSED TO COMPLY WITH FBC.
- DOOR AND TRIM IN ALL DWELLING UNIT A/C CLOSERS TO BE PAINTED WITH INTUMESCENT FIRE RETARDANT CLASS 141 PAINT ON THE SIDE FACING THE A/C CLOSET. PREPARATION AND APPLICATION TO BE EXECUTED PER MANUFACTURER'S SPECIFICATION SO AS TO ACHIEVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A FLAME SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AND EMERGENCY WHEN LOCKED.
- AS PER NFPA 101, 7-2.1.5.3 COMPLIANCE STATEMENT:
"DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION."
- INTERIOR DOORS TO BE UNDERCUT 1"
- CONTRACTOR TO VERIFY AND COORD. ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
- ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.

NOTE:

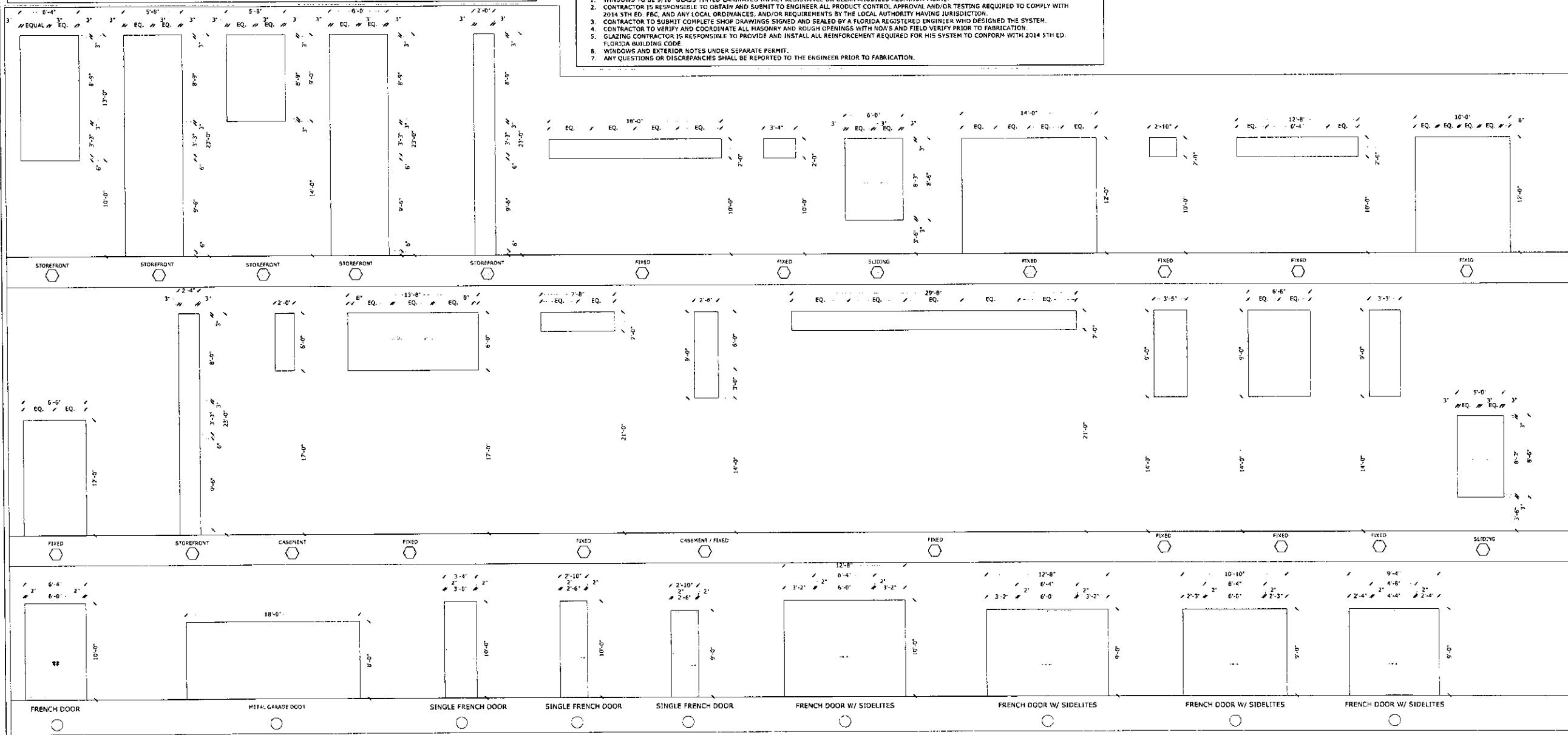
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON ALL SPECIALTY ITEMS, WINDOWS, DOORS, GLASS SAMPLES ETC.

WINDOW SCHEDULE

MARK	TYPE	WIDTH/HEIGHT	MATERIALS	FINISH	SHUTTERS REQUIRED Y/N	COMMENTS
W-1	STOREFRONT	6'-4"x13'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2	STOREFRONT	5'-8"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2.1	STOREFRONT	5'-8"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-3	STOREFRONT	6'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-4	STOREFRONT / SPANDREL	2'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-5	FIXED	18'-0"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-6	FIXED	3'-4"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-7	SLIDING	6'-0"x8'-6"	AL.	ANODIZED	N	IMPACT GLASS
W-8	FIXED	14'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-9	FIXED	2'-10"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-10	FIXED	12'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-11	FIXED	10'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-12	FIXED	6'-6"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-13	STOREFRONT / SPANDREL	2'-4"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-14	FIXED	2'-2"x5'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-15	SLIDING	13'-8"x6'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-16	FIXED	7'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-17	CASEMENT / FIXED	2'-6"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-18	FIXED	29'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-19	FIXED	3'-5"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-20	FIXED	6'-8"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-21	FIXED	3'-3"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-22	SLIDING	5'-0"x8'-6"	AL.	ANODIZED	N	IMPACT GLASS

NOTES:

- WINDOWS TO BE 9/16" GLASS TINTED LAMINATED IMPACT RESISTANCE ON CLEAR ANODIZED ALUMINUM FRAME
- CONTRACTOR IS RESPONSIBLE TO OBTAIN AND SUBMIT TO ENGINEER ALL PRODUCT CONTROL APPROVAL AND/OR TESTING REQUIRED TO COMPLY WITH 2014 5TH ED. FBC, AND ANY LOCAL ORDINANCES, AND/OR REQUIREMENTS BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER WHO DESIGNED THE SYSTEM.
- CONTRACTOR TO VERIFY AND COORDINATE ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
- GLAZING CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL REINFORCEMENT REQUIRED FOR HIS SYSTEM TO CONFORM WITH 2014 5TH ED. FLORIDA BUILDING CODE
- WINDOWS AND EXTERIOR NOTES UNDER SEPARATE PERMIT.
- ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.



REVISIONS		DATE
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DOOR & WINDOW SCHEDULE

PROJECT #: 16.007

SHEET #

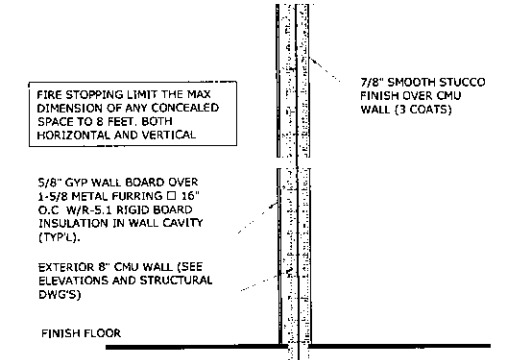
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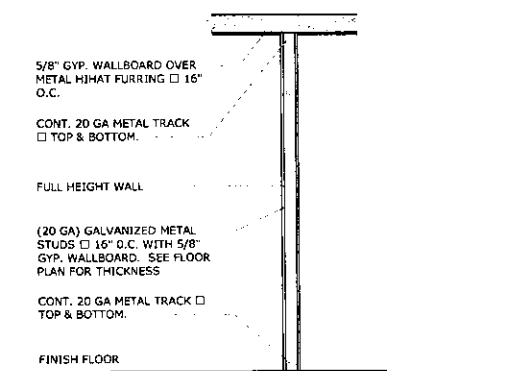
GENERAL NOTES

1. PROVIDE SIGN AT GARAGE DOOR
***** "DANGER" *****
DO NOT OPERATE ENGINES WITH
DOORCLOSED CARBON MONOXIDE
EMISSION IS LETHAL (1/2" MIN. LETTERS)
2. PROVIDE 2"x8" MIN. P.T. WOOD JAMB BOLTED TO CONCRETE COLUMN WITH 1/2"
DIAM.X6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6"
TOP & BOTTOM.
3. PROVIDE 240 SQ. IN. OF SCREENED VENTILATION W/ VENT. BLOCK
4. DOOR FROM RESIDENCE TO GARAGE SHALL BE PROVIDED WITH AUTO CLOSURE
5. VENT DRYER TO OUTSIDE
6. PROTECT EXISTING TREES AND SHRUBS AT PERIMETER OF SITE DURING CONSTRUCTION.

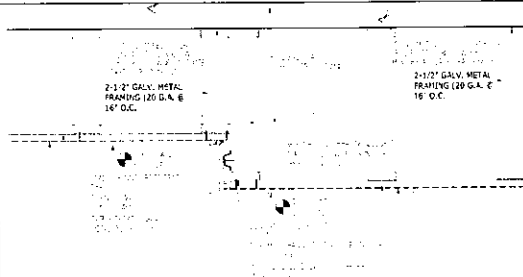
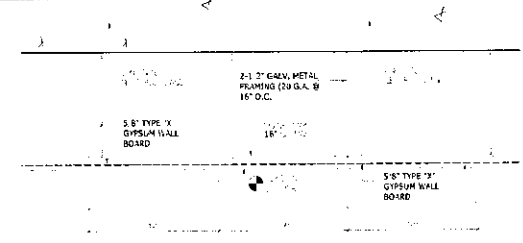
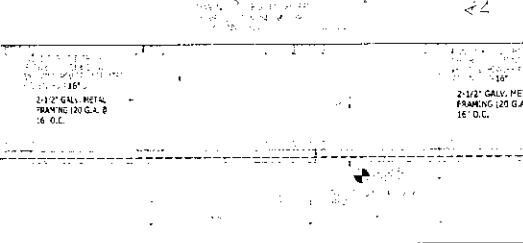
GYPSUM WALLBOARD FURRING (EXTERIOR WALL)



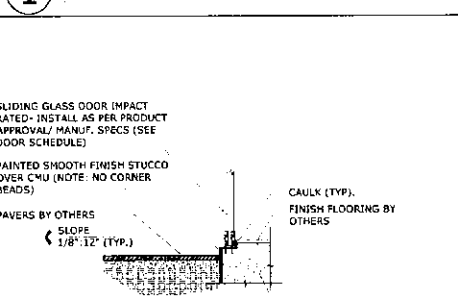
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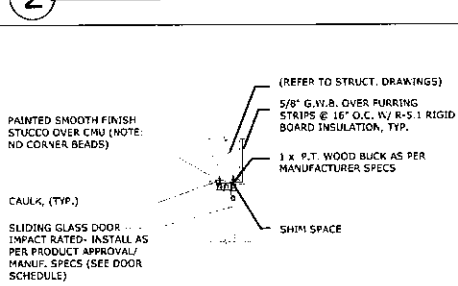
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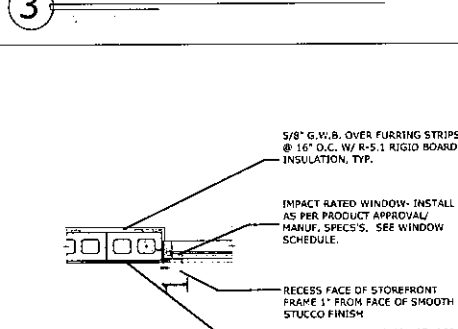
SLIDING DOOR JAMB DETAIL



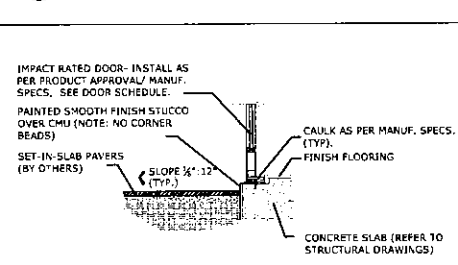
SLIDING DOOR THRESHOLD DETAIL



SLIDING DOOR HEAD DETAIL



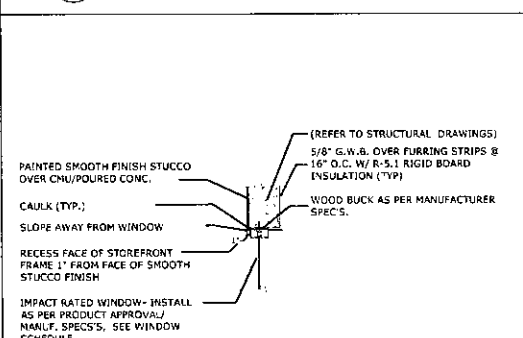
WINDOW JAMB DETAIL



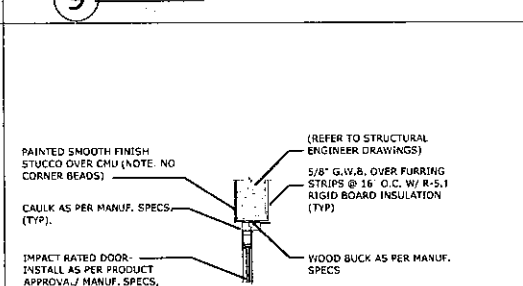
FRENCH DR. THRESHOLD DETAIL

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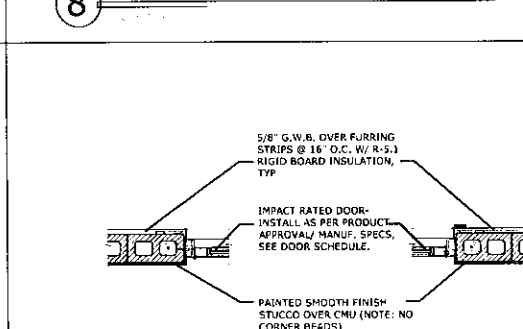
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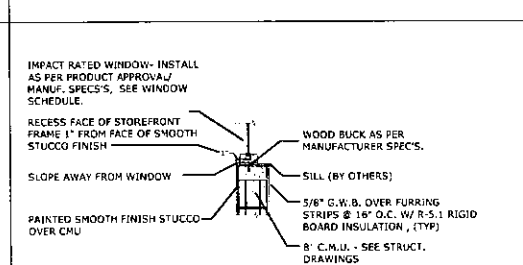
WINDOW HEAD DETAIL



FRENCH DR. HEAD DETAIL

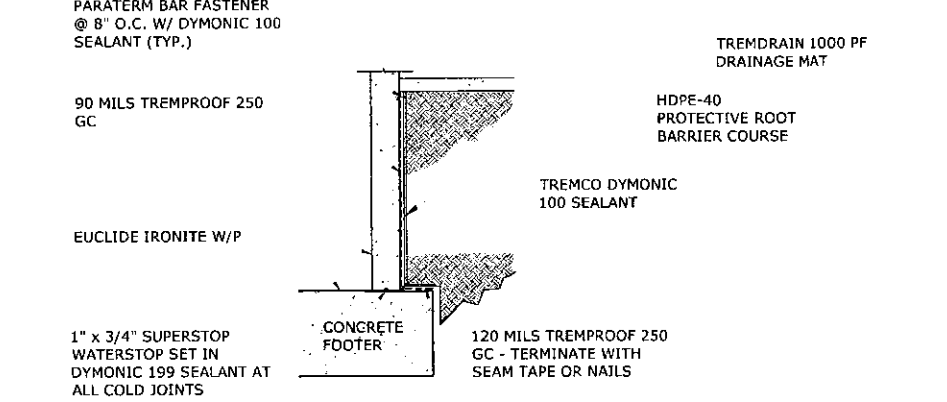


FRENCH DR JAMB DETAIL

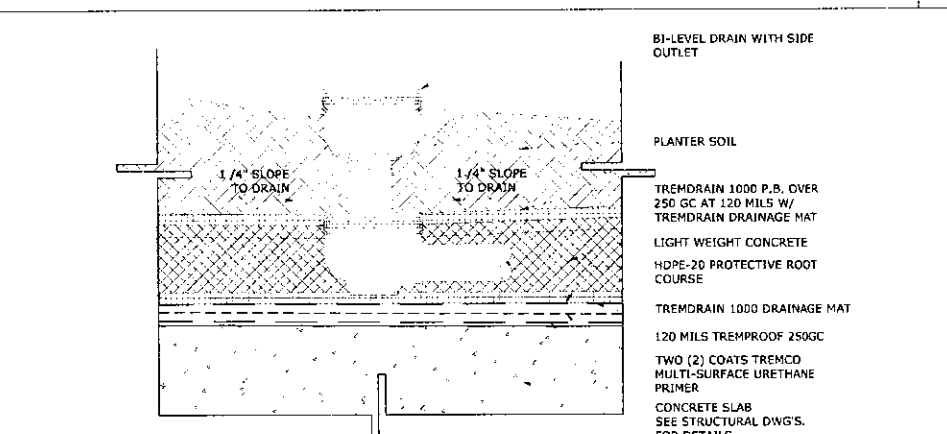


WINDOW SILL DETAIL

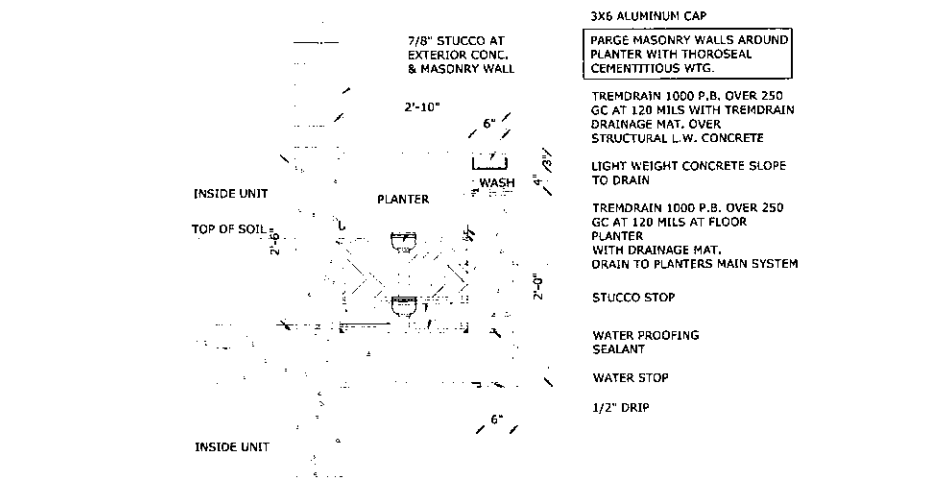
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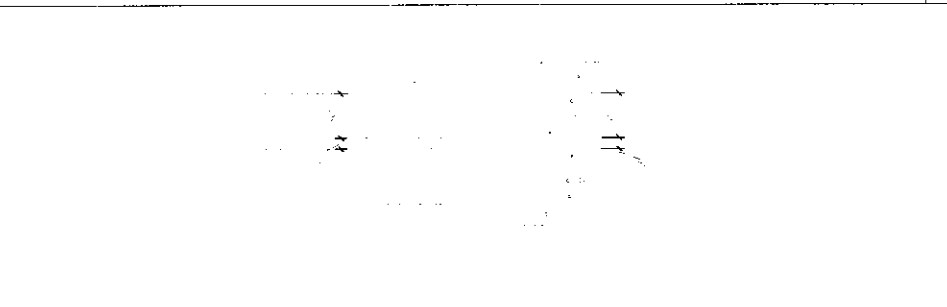
WATERPROOFING DETAIL (NTS) 11



PLANTER DRAINAGE DETAIL (N.T.S) 12



PLANTER DETAIL (N.T.S) 13



GARAGE DECORATIVE STUCCO DETAIL (N.T.S) 14

PERMIT ISSUE: _____

REVISIONS: _____ DATE: _____

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AMERICAN BUILDING ENGINEERS

1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
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8/9/2016

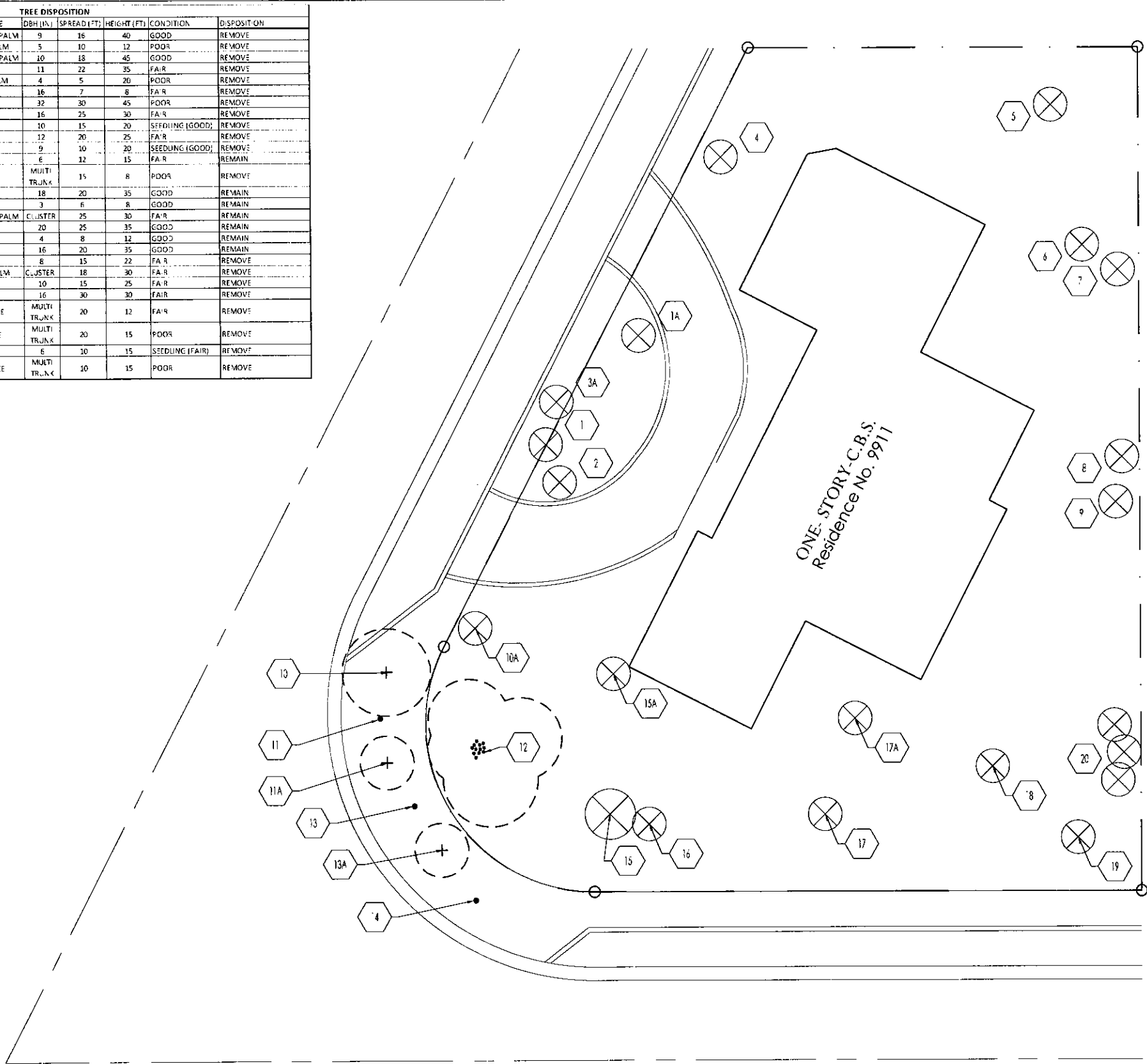
BUILDING DETAILS
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT: 16.007

SHEET: A-3.3

DATE: 8/8/2016

TREE DISPOSITION							
NUMBER	BOTANICAL NAME	COMMON NAME	DBH (IN)	SPREAD (FT)	HEIGHT (FT)	CONDITION	DISPOSITION
01	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	9	16	40	GOOD	REMOVE
01A	PHOENIX ROBELENI	PIGMY DATE PALM	5	10	12	POOR	REMOVE
02	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	10	18	45	GOOD	REMOVE
03	SYAGRUS ROMANZOFFIANA	QUEEN PALM	11	22	35	FAIR	REMOVE
03A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4	5	20	POOR	REMOVE
04	HYOPHORBE JAGENS CAUJIS	BOTTLE PALM	16	7	8	FAIR	REMOVE
05	MANGIFERA INDICA	MANGO TREE	32	30	45	POOR	REMOVE
06	ROYSTONIA REGIA	ROYAL PALM	16	25	30	FAIR	REMOVE
07	ROYSTONIA REGIA	ROYAL PALM	10	15	20	SEEDLING (GOOD)	REMOVE
08	ROYSTONIA REGIA	ROYAL PALM	12	20	25	FAIR	REMOVE
09	ROYSTONIA REGIA	ROYAL PALM	9	10	20	SEEDLING (GOOD)	REMOVE
10	QUERCUS VIRGINIANA	LIVE OAK	6	12	15	FAIR	REMAIN
10A	Cordia BOSSIERI	WHITE GEIGER	MULTI TRUNK	15	8	POOR	REMOVE
11	ROYSTONIA REGIA	ROYAL PALM	18	20	35	GOOD	REMAIN
11A	Cordia BOSSIERI	WHITE GEIGER	3	6	8	GOOD	REMAIN
12	PHOENIX ROBELENI	SENEGAL DATE PALM	25	30	30	FAIR	REMAIN
13	ROYSTONIA REGIA	ROYAL PALM	20	25	35	GOOD	REMAIN
13A	Cordia BOSSIERI	WHITE GEIGER	4	8	12	GOOD	REMAIN
14	ROYSTONIA REGIA	ROYAL PALM	16	20	35	GOOD	REMAIN
15	SABAL PALMETTO	SABAL PALM	8	15	22	FAIR	REMOVE
15A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	CLUSTER	18	30	FAIR	REMOVE
16	SABAL PALMETTO	SABAL PALM	10	15	25	FAIR	REMOVE
17	MANGIFERA INDICA	MANGO TREE	16	30	30	FAIR	REMOVE
17A	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	20	12	FAIR	REMOVE
18	PERSEA AMERICANA	AVOCADO TREE	MULTI TRUNK	20	15	POOR	REMOVE
19	ROYSTONIA REGIA	ROYAL PALM	6	10	15	SEEDLING (FAIR)	REMOVE
20	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	10	15	POOR	REMOVE



- NOTES:
1. REFER TO TREE SURVEY PREPARED BY ERIN LOPEZ SURVIVORS AND MAPPERS CORP., P.L.S. DATED 1-03-15
 2. PROVIDE TREE PROTECTION FENCING TO THE OR PLING OF EXISTING TREES AND PALMS TO REMAIN.
 3. REFER TO MIAMI DADE COUNTY LANDSCAPE MANUAL FOR APPROVED TREE PROTECTION DETAIL

- LEGEND:
- (X) EXISTING TREE OR PALM TO BE REMOVED
 - (+) EXISTING TREE OR PALM TO REMAIN AND TO BE PROTECTED

TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0"

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PERMIT ISSUE

REVISIONS:

DATE:

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5.

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PHONE: (954) 739-5099

APPROVED SEAL/SIGNATURE

8/12/2016

TREE DISPOSITION PLAN

9911 WEST BROADVIEW DRIVE

BAY HARBOR FL 33154

PROJECT #

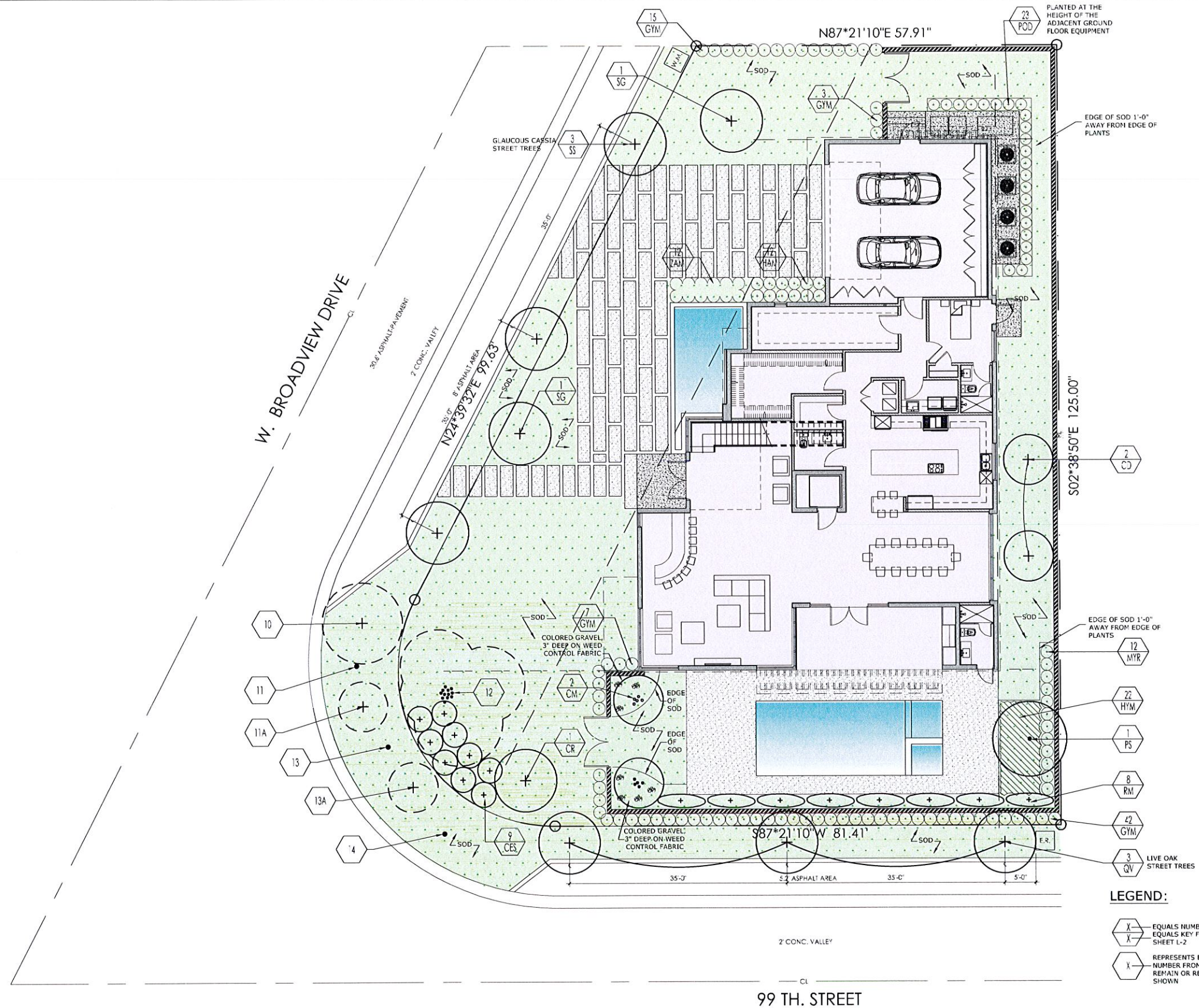
16.007

SHEET #

TD-1

PRINT DATE

5/13/2016



- LEGEND:**
- EQUALS NUMBER OF TREES/PLANTS THIS AREA EQUALS KEY FROM PLANT MATERIAL SCHEDULE ON SHEET L-2
 - REPRESENTS EXISTING TREE OR PALM NUMBER FROM TREE SURVEY TO REMAIN OR RELOCATED TO LOCATION SHOWN

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REVISIONS:		DATE:
1.		05/13/16
2.		01/02/16
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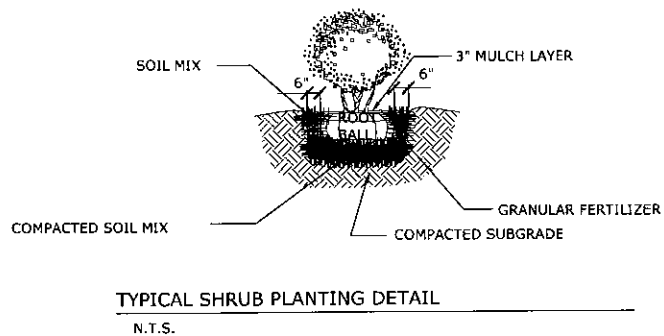
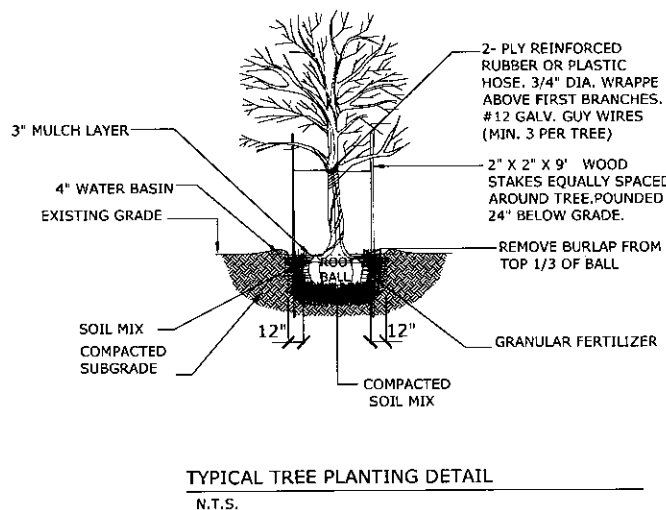
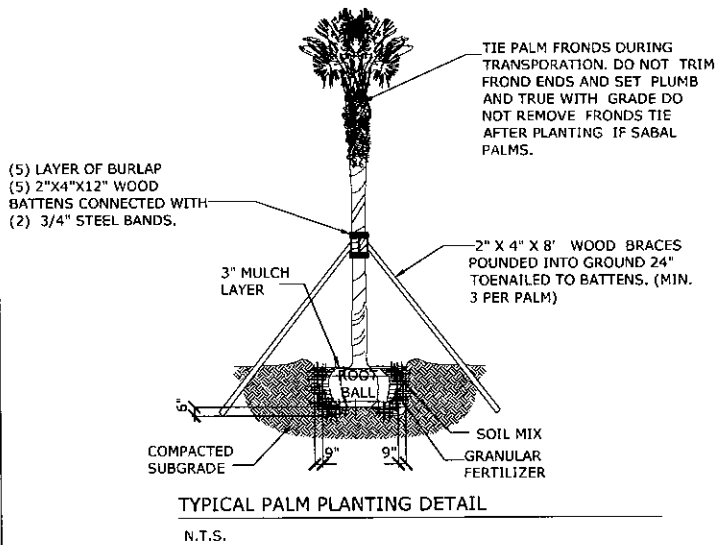
8/19/2016

LANDSCAPE PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

PROJECT #: 16.007

SHEET #: **L-1**

PRINT DATE: 5/13/2016



GENERAL NOTES

1. PLANT QUALITY

ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN FLORIDA No.1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. PLANT MATERIALS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.

2. PLANTING SOIL

ALL PLANT MATERIALS WITH THE EXCEPTION OF PALM TREES AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: 50% SAND AND 50% MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

3. FERTILIZER

THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER FOR TREES, SHRUBS, AND CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC 3-24-0 #1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO., HOMESTEAD, FLORIDA, AND 2 LBS. FEC 15-8-8-#2500 OR EQUAL PER CUBIC YARD OF PLANTING SOIL. FERTILIZER FOR GROUNDCOVER SEEDLING BEDS: BROADCAST 4 LBS. OF THE ABOVE MIX FOR EACH 500 SQUARED FEET OF BED AREA. FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15 LBS. OF FEC 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (650 LBS. PER ACRE).

4. MULCH:

MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH 100% MELALEUCA MULCH. ANY OTHER MULCH MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. PLANTING AREAS NOT COVERED BY GLASS/SOD SHALL BE MULCHED TO A DEPTH OF TWO INCHES TO PRESENT A FINISHED APPEARANCE THIS INCLUDES, BUT NOT LIMITED TO, ALL SHRUBS AND GROUNDCOVERS AREAS.

5. SOD

ALL AREA DESIGNATED AS "SOD" SHALL BE COVERED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD LAID OVER A FINELY GRADED, 2" DEEP SOIL BLANKET, FREE OF ROCKS. SOD SHALL BE LAID WITH CLOSE ABUTTING JOINTS AND HAVE A SMOOTH FINISHED APPEARANCE.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED PLANT MATERIAL QUANTITIES AT SITE. IF ANY DISCREPANCY IS FOUND, CONTRACTOR SHALL STOP THE WORK AND NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

7. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN AND OVERHEAD UTILITIES OR CONSTRUCTION IN THE AREA OF THE PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF THE WORK, IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

8. REFER TO BOUNDARY & TREE SURVEY PREPARED BY E. LOPEZ SURVEYORS AND MAPPERS, CORP. DATED 11-05-2015, FOR EXISTING TREES AND PALMS INFORMATION.

LANDSCAPE LEGEND

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (SEC. 24-16)
ZONING DISTRICT: RD NET LOT AREA: 10,886 ACRES: .25 S.F.: 10,886
RESIDENTIAL - SINGLE FAMILY HOME SITE

A. SHADE TREES REQUIRED*

	REQUIRED	PROVIDED
1. SINGLE- FAMILY NON-WATERFRONT LOT (TREES)	5	6 (5 NEW TREES + 3 NEW PALMS + 1 EXISTING PALM + 8 NEW TRAVELERS)
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NUMBER OF SHADE TREES IN FRONT YARD	2	2
5. NATIVE SPECIES REQUIRED - 50%	3	5
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE-50%	3	5

B. STREET TREES

STREET TREES FRONTAGE (232' DIVIDED BY 35' O.C.)	7	10 (6 NEW TREES + 3 EXISTING TREES + 3 EXISTING PALMS)
--	---	--

C. SHRUBS REQUIRED**

	50	157
1. SINGLE- FAMILY NON-WATERFRONT LOT	N/A	N/A
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NATIVE SPECIES REQUIRED - 50%	25	134
5. DROUGHT TOLERANT AND LOW	25	157

MAINTENANCE SPECIES REQUIRED-50%

D. MAXIMUM LAWN AREA ALLOWED***

1. 50% OF NET LOT AREA	5,443 max.	3,490 S.F.
2. PARKWAY SOD AREA		1,380 S.F.

NOTES:

*REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MINIMUM OF: 12 FEET IN OVERALL HEIGHT; HAVE 4" OF CLEAR WOOD BEFORE BRANCHING; AND HAVE A 2-1/2" CALIPER. PALM TREES CAN BE SUBSTITUTED AT A 3:1 RATIO (EXCEPT APPROVED LARGER VARIETIES) TO A MAXIMUM OF 25% OF THE REQUIRED TREES.

**REQUIRED SHRUBS AT TIME OF PLANTING MUST BE MINIMUM OF 24 INCHES IN OVERALL HEIGHT;

IF USED AS A VISUAL SCREEN MUST BE A MINIMUM OF 36 INCHES IN OVERALL HEIGHT.

***MIAMI DADE COUNTY LANDSCAPE ORDINANCE SEC. 18A-5(A)(5)

*****5 REQUIRED SHADE TREES COMPRISED OF 2 PITCH APPLE, 2 PARADISE TREES, 2 PIGEON PLUMS, AND 1 EXISTING SENEGAL DATE PALM GROUP.

PLANT MATERIAL SCHEDULE

Key	Quantity	Plant Name	NATIVE	Size Specs.
Symbol	New	Existing	Botanical Name / Common Name	Yes No Ht. x Spr , Caliper
TREES AND PALMS				
SS	3		Senna surattensis / Glauca Cassia	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
QV	3		Quercus virginiana / Live Oak	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
SG	2		Simarouba glauca / Paradise Tree	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
CR	1		Clusia rosea / Pitch Apple Tree	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
CD	2		Coccoloba diversifolia / Pigeon Plum	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
CM	2		Caryota mitis / Fishtail Palm	X 14' Ht. Multi-trunk, full.
PS	1		Phoenix sylvestris / Silver Date Palm	X min. 8' clear wood
RM	8		Ravenala madagascariensis / Travelers Tree	X 12' Ht. Heavy clump
SHRUBS AND GROUND COVERS				
MYR	12		Myrcianthes fragans / Simpson Stopper	X 36" Ht.x24" Spr., 7 gal., 24" o.c.
CES	9		Conocarpus erectus 'sericeus' / Silver Buttonwood	X 36" Ht.x36" Spr., 7 gal. cont., 4" o.c.
ZAM	12		Zamia floridana/ Coontie	X 24" Spr., 3 gal. cont.
GYM	67		Gymnanthes lucida / Crabwood	X 36" Ht.x24" Spr., 7 gal. cont., 24" o.c.
HAM	12		Hamelia patens / Firebush	X 24" o.a., 3 gal. cont.
HYM	22		Hymenocallis latifolia / Spider Lily	X 12" Spr., 1 gal. cont., 12" o.c.
POD	23		Podocarpus macrophyllus / Japanese Yew	X 5' Ht. X 2' spr., 24" o.c. Shrubs shall be equal to the height of the equipment at the time of planting

EXISTING TREES & PALMS (To Remain)

Key	Quantity	Plant Name	NATIVE	Size Specs.
Symbol	New	Existing	Botanical Name / Common Name	Yes No Ht. x Spr , Caliper
10	1		Quercus virginiana/ Live Oak	X 15' Ht.x12' Spr.
11	1		Roystonea regia / Royal Palm	X 35' Ht.x20' Spr.
11A	1		Cordia boissieri / White Geiger	X 8' Ht.x6' Spr.
12	1		Phoenix reclinata/ Senegal Date Palm	X 30' Ht.x25' Spr.
13	1		Roystonea regia / Royal Palm	X 35' Ht.x25' Spr.
13A	1		Cordia boissieri / White Geiger	X 12' Ht.x8' Spr.
14	1		Roystonea regia / Royal Palm	X 35' Ht.x20' Spr.

NOTE:

REPLACEMENT CANOPY PROVIDED: 6,400 S.F.
QTY. 11 - SHADE TREE 1 AT 500 S.F. CANOPY CREDIT: 5,500 S.F.
QTY. 3 - PALM 1 AT 300 S.F. CANOPY CREDIT: 900 S.F.

REFER TO TREE DISPOSITION PLAN, SHEET TD-1

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Florida License No. LA0000955

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enotk.enunoz84208@att.net
Telephone: (305) 772-3557

PERMIT ISSUE	DATE:
REVISIONS:	05/13/16
1.	01/02/16
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APPROVED SEAL/SIGNATURE
5/17/2016

LANDSCAPE PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

PROJECT # 16.007
SHEET # L-2
DATE 5/13/2016

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: August 10th, 2016

Subject: Proposed Single-Family Residence – 2nd PZ Board Review
9911 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2016-73
MMPA Acct. No.: 01-0702-1039

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 08/09/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house located at 9911 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9911 W. Broadview Drive
Legal Description: Lot 5 of Block 37, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project Engineer, American Building Engineers, Inc., as agent for the property owner, Pro Nan Investments IV, LLC, submitted an application for the construction of a new single-family residence on a non-waterfront corner lot located at 9911 W. Broadview Drive. The proposed two-story home will have approximately 6,324 square feet of A/C living space with a two-car garage and a pool and pool deck in the side (street) yard of the property fronting 99th Street. The

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Proposed Single-Family Residence – 2nd PZ Board Review
9911 W. Broadview Drive
August 10th, 2016
Page 2**

residence will have five (5) bedrooms, seven (7) full bathrooms, one (1) half bathroom and an office that could be considered a bedroom. The overall height of the structure will be 25'-0" above Base Flood Elevation (BFE), which is the maximum height allowed within the RD Single-Family District. The applicant is proposing a driveway connection to W. Broadview Drive which provides access to the garage and a parking space in the front yard area. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species for this area of the Town as Glaucous Cassia along W. Broadview Drive and Live Oak along 99th Street.

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Masonry Vernacular design that was built in 1956 (FMSF No. DA10427). The new single-family home will be a Modern design with wooden accents.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and corrections were made. On July 19th, 2016 the Planning and Zoning Board discussed this project but deferred action on the application, advising the applicant to make several changes. The current submitted plans have attempted to address all PZB design comments.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

PLANNING AND ZONING BOARD REQUESTED CHANGES

On July 19th, 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. ***Remove the column near the front entry and clarify the covered entry roof; possibly lower the entry roof.***
The applicant has removed the column near the front entry as the PZ Board requested and has clarified the proposed design of the covered entry roof. The applicant has stated that they explored the possibility of reducing the height of the covered entry roof but came to the conclusion that it would not be feasible.
2. ***Clarify the depth of the water feature in the front yard area.***
The applicant has provided a note on the plans stating the water feature depth will be 18 inches.
3. ***Discuss with the Building Official if egress is required in the wine cellar.***
The applicant has discussed this issue with the Building Official who has determined that egress is not required for the wine cellar.
4. ***Address the windows located in bathroom #2, bathroom #3, and closet #3.***
The applicant has relocated the showers in both of the bathrooms to avoid any water filtration through the windows. The applicant has also stated that treatments / blinds will be added on the inside of these three windows to screen any unsightly views from the street.
5. ***Apply the wood finish to the entire perimeter wall and remove the perimeter wall columns.***
The applicant has revised the plans showing the columns removed and the wood material applied to outside of the entire perimeter wall.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9911 W. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the height of the wall along the south side of the property (along 99th Street) is proposed at 6'-0" in height. The proposed wall will screen the pool so that it will not be visible from the street. Per Sec. 23-12(22)(i)(5) walls / fences within the front (street side) setback may not exceed 3-feet solid above grade unless the PZB approves otherwise for specific sites based on creative and compatible design solutions and location issues. It should also be noted that per Sec. 23-12(15)(g)(vii), all pools abutting a street shall be screened from the street by a wall or fence so that the pool cannot be seen from the street. The wall will be setback 2-feet from the property line and will be screened by a Crabwood hedge that will be 3-feet tall at time of planting.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Proposed Single-Family Residence – 2nd PZ Board Review
9911 W. Broadview Drive
August 10th, 2016
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The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by American Building Engineers, Inc. dated August 9th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.